



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:40:52
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096001 Parcel ID 000000-00-0-00166-001-0004 Cadastral ID 35-23-14-01650 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 347675 FREEMAN, CHAD E REVOCABLE TRUST & BETH A LANGSTON 12390 CLEAR CREEK DR OOLOGAH OK 74053-0000																																																																																																																	
Parcel Location Situs 12390 S CLEAR CREEK DR Subdivision CLEAR CREEK AT WOODSIDE II Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.43324323 -95.77998178					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2017 06 27</td> <td>R18-NEW 40X60 2400 SQ FT DETACH</td> <td>06/2017</td> <td>12/2017</td> <td>35,000</td> </tr> <tr> <td>R2013 05 22</td> <td>R14-NEW 2719 SQ FT SFR</td> <td>05/2013</td> <td>03/2014</td> <td>218,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 06 27	R18-NEW 40X60 2400 SQ FT DETACH	06/2017	12/2017	35,000	R2013 05 22	R14-NEW 2719 SQ FT SFR	05/2013	03/2014	218,000																																																																																									
Number	Description	Opened	Closed	Amount																																																																																																													
R2017 06 27	R18-NEW 40X60 2400 SQ FT DETACH	06/2017	12/2017	35,000																																																																																																													
R2013 05 22	R14-NEW 2719 SQ FT SFR	05/2013	03/2014	218,000																																																																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FREEMAN, CHAD E &</td> <td>07/29/2025</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>NATIONAL RES NOMINEE SERV</td> <td>10/18/2019</td> <td>381,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BLACKWELL, SHAD &</td> <td>10/14/2019</td> <td>381,500</td> <td>7</td> </tr> <tr> <td>2602/86</td> <td>BLACKWELL, SHAD</td> <td>12/16/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2332/283</td> <td>REDBERRY HILL, LLC</td> <td>06/04/2013</td> <td>55,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	FREEMAN, CHAD E &	07/29/2025	0	4	/	NATIONAL RES NOMINEE SERV	10/18/2019	381,500	YES	/	BLACKWELL, SHAD &	10/14/2019	381,500	7	2602/86	BLACKWELL, SHAD	12/16/2016	0	4	2332/283	REDBERRY HILL, LLC	06/04/2013	55,000	YES																																																																
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
/	FREEMAN, CHAD E &	07/29/2025	0	4																																																																																																													
/	NATIONAL RES NOMINEE SERV	10/18/2019	381,500	YES																																																																																																													
/	BLACKWELL, SHAD &	10/14/2019	381,500	7																																																																																																													
2602/86	BLACKWELL, SHAD	12/16/2016	0	4																																																																																																													
2332/283	REDBERRY HILL, LLC	06/04/2013	55,000	YES																																																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 156,263</td> <td>50,488</td> <td>11%</td> <td>5,554</td> <td>Assessed</td> <td>51,731</td> <td>5,596.34</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 456,957</td> <td>419,787</td> <td></td> <td>46,177</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 613,220</td> <td>470,275</td> <td></td> <td>51,731</td> <td>Total Taxable</td> <td>50,731</td> <td>5,502.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2020	Land Value 156,263	50,488	11%	5,554	Assessed	51,731	5,596.34	Year Frozen	0	Improvements 456,957	419,787		46,177	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 613,220	470,275		51,731	Total Taxable	50,731	5,502.00																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																																																																									
Remove Cap	2020	Land Value 156,263	50,488	11%	5,554	Assessed	51,731	5,596.34																																																																																																									
Year Frozen	0	Improvements 456,957	419,787		46,177	Penalty	0																																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00																																																																																																									
TIF Project ID	0	Total Value 613,220	470,275		51,731	Total Taxable	50,731	5,502.00																																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660096001</td><td>FREEMAN, CHAD E</td><td>10</td><td>600,184</td><td>1000</td><td>49,224</td><td>5,339.00</td></tr> <tr><td>2024</td><td>2024-660096001</td><td>FREEMAN, CHAD E &</td><td>10</td><td>619,638</td><td>1000</td><td>47,761</td><td>5,016.00</td></tr> <tr><td>2023</td><td>2023-660096001</td><td>FREEMAN, CHAD E &</td><td>10</td><td>481,078</td><td>1000</td><td>46,341</td><td>4,833.00</td></tr> <tr><td>2022</td><td>2022-660096001</td><td>FREEMAN, CHAD E &</td><td>10</td><td>481,476</td><td>1000</td><td>44,962</td><td>4,668.00</td></tr> <tr><td>2021</td><td>2021-660096001</td><td>FREEMAN, CHAD E &</td><td>10</td><td>405,666</td><td>1000</td><td>43,623</td><td>4,561.00</td></tr> <tr><td>2020</td><td>2020-660096001</td><td>FREEMAN, CHAD E &</td><td>10</td><td>384,860</td><td>1000</td><td>41,335</td><td>4,387.00</td></tr> <tr><td>2019</td><td>2019-660096001</td><td>BLACKWELL, SHAD &</td><td>10</td><td>344,979</td><td>0</td><td>37,948</td><td>3,939.00</td></tr> <tr><td>2018</td><td>2018-660096001</td><td>BLACKWELL, SHAD &</td><td>10</td><td>350,753</td><td>0</td><td>38,583</td><td>4,143.00</td></tr> <tr><td>2017</td><td>2017-660096001</td><td>BLACKWELL, SHAD &</td><td>10</td><td>328,633</td><td>0</td><td>35,787</td><td>4,069.00</td></tr> <tr><td>2016</td><td>2016-660096001</td><td>BLACKWELL, SHAD</td><td>10</td><td>309,849</td><td>0</td><td>34,083</td><td>3,529.00</td></tr> <tr><td>2015</td><td>2015-660096001</td><td>BLACKWELL, SHAD</td><td>10</td><td>299,702</td><td>0</td><td>32,967</td><td>3,230.00</td></tr> <tr><td>2014</td><td>2014-660096001</td><td>BLACKWELL, SHAD</td><td>10</td><td>90,136</td><td>0</td><td>9,915</td><td>970.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660096001	FREEMAN, CHAD E	10	600,184	1000	49,224	5,339.00	2024	2024-660096001	FREEMAN, CHAD E &	10	619,638	1000	47,761	5,016.00	2023	2023-660096001	FREEMAN, CHAD E &	10	481,078	1000	46,341	4,833.00	2022	2022-660096001	FREEMAN, CHAD E &	10	481,476	1000	44,962	4,668.00	2021	2021-660096001	FREEMAN, CHAD E &	10	405,666	1000	43,623	4,561.00	2020	2020-660096001	FREEMAN, CHAD E &	10	384,860	1000	41,335	4,387.00	2019	2019-660096001	BLACKWELL, SHAD &	10	344,979	0	37,948	3,939.00	2018	2018-660096001	BLACKWELL, SHAD &	10	350,753	0	38,583	4,143.00	2017	2017-660096001	BLACKWELL, SHAD &	10	328,633	0	35,787	4,069.00	2016	2016-660096001	BLACKWELL, SHAD	10	309,849	0	34,083	3,529.00	2015	2015-660096001	BLACKWELL, SHAD	10	299,702	0	32,967	3,230.00	2014	2014-660096001	BLACKWELL, SHAD	10	90,136	0	9,915	970.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660096001	FREEMAN, CHAD E	10	600,184	1000	49,224	5,339.00																																																																																																										
2024	2024-660096001	FREEMAN, CHAD E &	10	619,638	1000	47,761	5,016.00																																																																																																										
2023	2023-660096001	FREEMAN, CHAD E &	10	481,078	1000	46,341	4,833.00																																																																																																										
2022	2022-660096001	FREEMAN, CHAD E &	10	481,476	1000	44,962	4,668.00																																																																																																										
2021	2021-660096001	FREEMAN, CHAD E &	10	405,666	1000	43,623	4,561.00																																																																																																										
2020	2020-660096001	FREEMAN, CHAD E &	10	384,860	1000	41,335	4,387.00																																																																																																										
2019	2019-660096001	BLACKWELL, SHAD &	10	344,979	0	37,948	3,939.00																																																																																																										
2018	2018-660096001	BLACKWELL, SHAD &	10	350,753	0	38,583	4,143.00																																																																																																										
2017	2017-660096001	BLACKWELL, SHAD &	10	328,633	0	35,787	4,069.00																																																																																																										
2016	2016-660096001	BLACKWELL, SHAD	10	309,849	0	34,083	3,529.00																																																																																																										
2015	2015-660096001	BLACKWELL, SHAD	10	299,702	0	32,967	3,230.00																																																																																																										
2014	2014-660096001	BLACKWELL, SHAD	10	90,136	0	9,915	970.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:52
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	5.8923	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	256,669.00 x .61 = 156,263	
Factor Value		
Adjustments		
Lot Value	156,263	



660096001_001.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,838 / 3,236
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,838
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	473,443	146.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	102.27	Total Misc Impr	+ 37,779
Roofing Adj	+ 4.99	Garage Cost	+ 27,101
Subfloor Adj	+ -3.83	Total RCN	= 477,567
Heat/Cool Adj	+ 16.31	Depreciation (12%)	- 57,308
Plumbing Adj	+ 7.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 420,259
Adj Base Cost	= 127.53	Lot Value	+ 156,263
Total Area	x 3,236	Indicated Value	= 576,522
Adjusted Cost	= 412,687	Value Per SqFt	178.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	420,259		
Lot Value	156,263		
Indicated Value	576,522	178.16	Per SqFt
Agland Value			
Site Improvements	36,698		
Total Value	613,220	189.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	118842	5x4		20	33.13		663
PRCH	SLAB PORCH - COVERED	118843	206		206	32.23		6,639
PRCH	SLAB PORCH - COVERED	118844	7x4		28	33.10		927
PRCH	SLAB PORCH - COVERED	146845	24x20		480	31.38		15,062
FPR1	Fireplace - Residential 1 Story			1	2025	7,243.87		7,244



Rogers

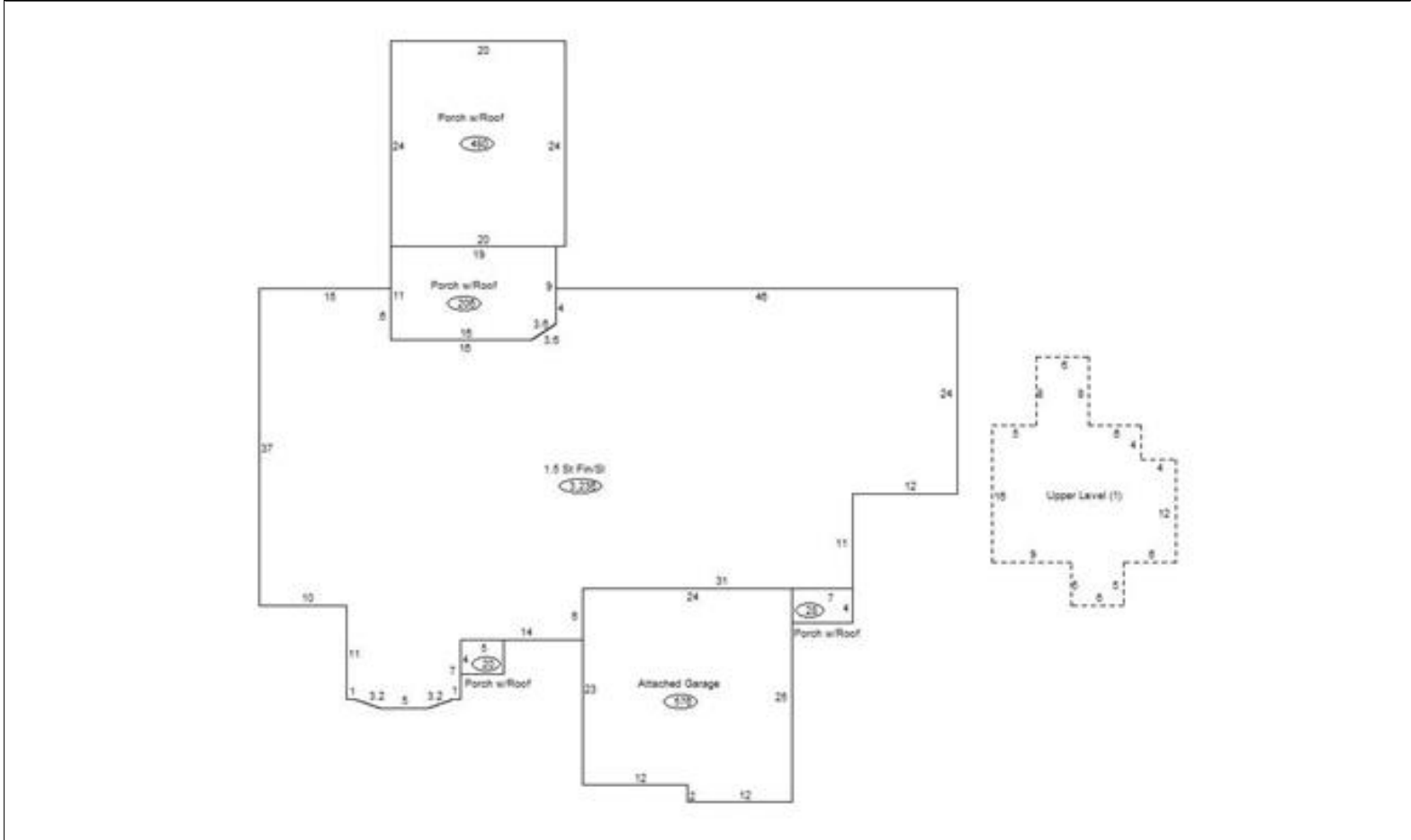
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:52
 Page 3

Sketch Image

660096001



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,838	1.140	3,236
2	U	^UL		13	Upper Level (1)	398	1.000	398
3	G	1		13	Attached Garage	576	1.000	576
4	M	PRCH		13	SLBC	20	1.000	20
5	M	PRCH		13	SLBC	206	1.000	206
6	M	PRCH		13	SLBC	28	1.000	28
7	M	PRCH		13	SLBC	480	1.000	480
Total Building Area						2,838		3,236



Rogers





Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:52
 Page 4

660096001

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <p>660096001 05/14/24</p>	PRCH	Porch	24x20x0	Concrete		480
	Qual	0	Cond 0	Year 2024	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (25.42 x 480)		12,202		12,202		12,202
 <p>660096001 05/14/24</p>	EPKG	Enclosed Porch - Kneewall Glass	30x20x8	Base	Wood Shingle	600
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (32.20 x 600)		19,320		19,320	1,352	17,968
 <p>06/04/2020 11:03</p>	LT	LEAN-TO	22x60x0			1,320
	Qual	2	Cond 3	Year 2020	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 1,320)		3,854		3,854		3,854
 <p>660096001 05/14/24</p>	PRCH	Porch	22x24x0	Base		528
	Qual	3	Cond 3	Year 0	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (25.32 x 528)		13,369		13,369	10,695	2,674