




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
Account 660099714 Parcel ID 0000000-00-000167-001-0002 Cadastral ID 35-23-14-01710 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323624 PHILLIPS, CARL & LINDA J-CO-TRUSTEES 2649 CREEK VIEW RD OOLOGAH OK 74053-0000 Parcel Location Situs 02649 CREEKVIEW RD Subdivision CLEAR CREEK AT WOODSIDE PHASE III Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>660099714 05/15/24</p> <p>660099714_002.JPG 6/17/2024</p>																			
Legal Description Lat/Long: 36.43332667 -95.78310401																								
LOT 2 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE III					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>R17 000031</td> <td>R18- DTCH ACC BLDG 30X30</td> <td>11/2017</td> <td>12/2017</td> <td>12,000</td> </tr> <tr> <td>R2017 02 23</td> <td>R19-NEW 2349 SQ FT SFR</td> <td>02/2017</td> <td>04/2018</td> <td>300,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17 000031	R18- DTCH ACC BLDG 30X30	11/2017	12/2017	12,000	R2017 02 23	R19-NEW 2349 SQ FT SFR	02/2017	04/2018	300,000
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R2017 02 23	R19-NEW 2349 SQ FT SFR	02/2017	04/2018	300,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	2705/717	PHILLIPS, LINDA J &	03/30/2018	0	4															
					2686/606	STICKS N STONES CUSTOM HOMES L	01/16/2018	360,000	YES															
					2613/97	DOUBLE H LLC	02/15/2017	43,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax															
Remove Cap	2019		Land Value 77,558	70,704	11%	7,777	Assessed	48,638	5,261.73															
Year Frozen			Improvements 380,500	371,462		40,861	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00															
TIF Project ID	0		Total Value 458,058	442,166		48,638	Total Taxable	47,638	5,168.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660099714	PHILLIPS, CARL &			10	438,201	1000	46,222	5,015.00															
2024	2024-660099714	PHILLIPS, CARL &			10	441,081	1000	44,847	4,711.00															
2023	2023-660099714	PHILLIPS, CARL &			10	431,095	1000	43,511	4,539.00															
2022	2022-660099714	PHILLIPS, CARL &			10	434,856	1000	42,215	4,383.00															
2021	2021-660099714	PHILLIPS, CARL &			10	382,364	1000	40,956	4,284.00															
2020	2020-660099714	PHILLIPS, CARL &			10	378,446	1000	39,734	4,217.00															
2019	2019-660099714	PHILLIPS, CARL &			10	359,526	1000	38,548	4,015.00															
2018	2018-660099714	PHILLIPS, CARL &			10	58,977	0	6,487	697.00															
2017	2017-660099714	STICKS N STONES CUSTOM HOMES LLC			10	7,911	0	870	99.00															



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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	260 x 200		
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9892		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,088.00 x 1.80 = 77,558		
Factor Value			
Adjustments	1.0000		
Lot Value	77,558		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,024 / 2,255
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,024
Fixture/RghIn	34 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	948 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	383,282	169.97	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.44	Total Misc Impr	+ 17,687
Roofing Adj	+ 4.81	Garage Cost	+ 35,275
Subfloor Adj	+ -3.05	Total RCN	= 375,810
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 22,549
Plumbing Adj	+ 23.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 353,261
Adj Base Cost	= 143.17	Lot Value	+ 77,558
Total Area	x 2,255	Indicated Value	= 430,819
Adjusted Cost	= 322,848	Value Per SqFt	191.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	353,261		
Lot Value	77,558		
Indicated Value	430,819	191.05	Per SqFt
Agland Value			
Site Improvements	27,239		
Total Value	458,058	203.13	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2017	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	138385	40x7		280	28.54	7,991
PRCH	SLAB PORCH - COVERED	138386	112		112	29.16	3,266



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	LEAN TO - ATTACHED	6x12x0			72
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary Base Cost (8.64 x 72) 622		Modifier Total	RCN 622	Depr (31% Phys/ % Func) 193	RCNLD 429
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary Base Cost (34.24 x 900) 30,816		Modifier Total	RCN 30,816	Depr (13% Phys/ % Func) 4,006	RCNLD 26,810