



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 09:21:58

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Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099721 <b>Parcel ID</b> 0000000-00-000167-002-0003 <b>Cadastral ID</b> 35-23-14-01770 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 346720 DRUMMOND, TRACE & JESSICA  2678 CREEKVIEW RD OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 02678 CREEKVIEW RD <b>Subdivision</b> CLEAR CREEK AT WOODSIDE PHASE III <b>Lot/Block</b> 0003 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 35 / 23 / 14 / 5 <b>Neighborhood</b> 1021 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660099721_008.JPG 6/17/2024</p>																																																																																				
<b>Legal Description</b> Lot/Long: 36.43261154 -95.78235133 LOT 3 BLOCK 2 CLEAR CREEK AT WOODSIDE PHASE III																																																																																									
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	260 x 200		
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.1359		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,480.00 x 1.64 = 81,368		
Factor Value			
Adjustments	1.6401		
Lot Value	133,452		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,701 / 2,701
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,701
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	778 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	487,537	180.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	601,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.43	Total Misc Impr	+ 41,047
Roofing Adj	+ 5.74	Garage Cost	+ 44,276
Subfloor Adj	+ -4.47	Total RCN	= 452,065
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 18,083
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 433,982
Adj Base Cost	= 135.78	Lot Value	+ 133,452
Total Area	x 2,701	Indicated Value	= 567,434
Adjusted Cost	= 366,742	Value Per SqFt	210.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	433,982		
Lot Value	133,452		
Indicated Value	567,434	210.08	Per SqFt
Agland Value			
Site Improvements	67,615		
Total Value	635,049	235.12	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
GENR	Generator - Residential Standby	0		1	1	3,808.00		3,808
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,196.11		4,196
PRCH	Slab Porch - Covered	152605	21x20		420	31.56		13,255
PRCH	Slab Porch - Covered	152606	8x7		56	33.02		1,849
PRCH	Slab Porch - Covered	152681	28x12		336	31.83		10,695



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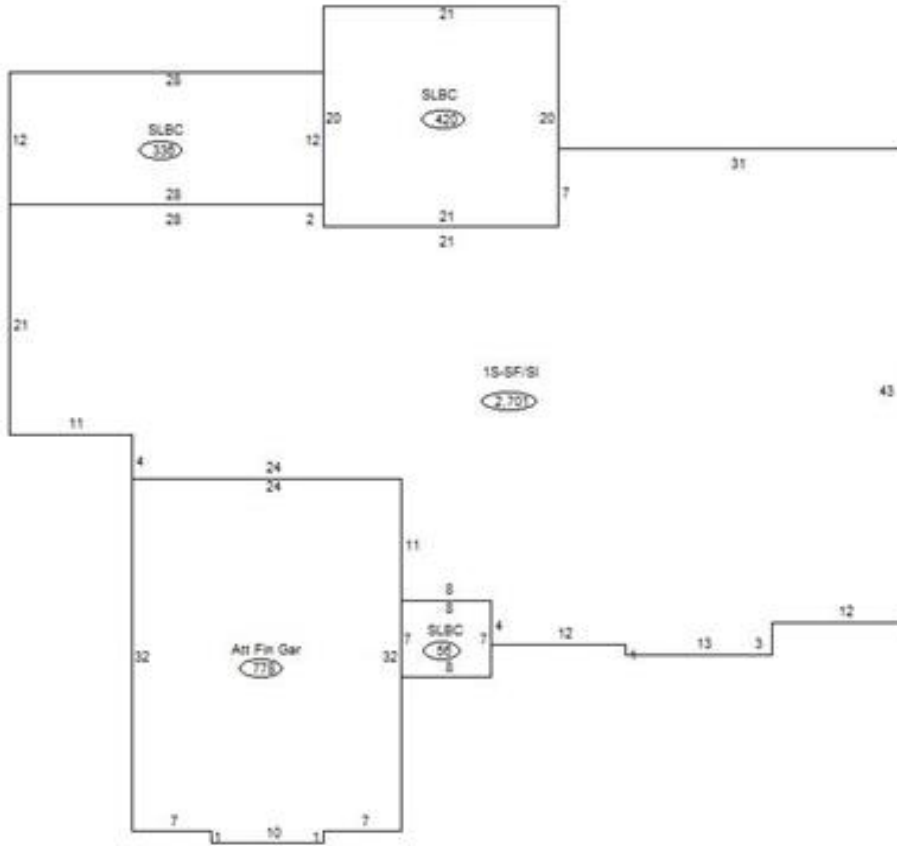
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,701	1.000	2,701
2	G	5		13	Att Fin Gar	778	1.000	778
3	M	PRCH		13	SLBC	420	1.000	420
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PRCH		13	SLBC	336	1.000	336
<b>Total Building Area</b>						<b>2,701</b>		<b>2,701</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x0			1,500
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>
Base Cost (31.48 x 1,500)		47,220		47,220	3,305	43,915
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>
Base Cost (30,000.00 x 1)		30,000		30,000	6,300	23,700