



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:00
Page 1

Assessment Data					Primary Image																			
Account 660099722 Parcel ID 0000000-00-000167-002-0004 Cadastral ID 35-23-14-01780 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 323557 DRAPER, WILLIAM 2721 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02721 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE III Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (361)\IMG_0003.JPG 7/9/2024</p>																			
Legal Description Lat/Long: 36.43207268 -95.78240396																								
LOT 4 BLOCK 2 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>R18 000120</td> <td>R19- NEW DTCH ACC BLDG 50X40</td> <td>05/2018</td> <td>12/2018</td> <td>50,000</td> </tr> <tr> <td>R2016 10 1</td> <td>R18-NEW 2500 SQ FT SFR</td> <td>10/2016</td> <td>11/2017</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000120	R19- NEW DTCH ACC BLDG 50X40	05/2018	12/2018	50,000	R2016 10 1	R18-NEW 2500 SQ FT SFR	10/2016	11/2017	220,000
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Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	Yes	1,000	1,000	2684/506	HOLLY CONSTRUCTION INC	12/03/2017	317,000	YES															
					2582/738	DOUBLE H LLC	09/30/2016	44,000	15															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax															
Remove Cap	2018		Land Value 86,790	52,023	11%	5,723	Assessed	44,851	4,852.05															
Year Frozen			Improvements 387,304	355,707		39,128	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00															
TIF Project ID	0		Total Value 474,094	407,730		44,851	Total Taxable	43,851	4,758.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660099722	DRAPER, WILLIAM			10	451,977	1000	42,544	4,616.00															
2024	2024-660099722	DRAPER, WILLIAM			10	452,677	1000	41,276	4,337.00															
2023	2023-660099722	DRAPER, WILLIAM			10	394,323	1000	40,045	4,178.00															
2022	2022-660099722	DRAPER, WILLIAM			10	397,565	1000	38,849	4,035.00															
2021	2021-660099722	DRAPER, WILLIAM			10	352,182	1000	37,689	3,943.00															
2020	2020-660099722	DRAPER, WILLIAM			10	346,339	1000	36,562	3,882.00															
2019	2019-660099722	DRAPER, WILLIAM			10	331,526	1000	35,468	3,695.00															
2018	2018-660099722	DRAPER, WILLIAM			10	320,018	0	35,202	3,780.00															
2017	2017-660099722	HOLLY CONSTRUCTION INC			10	7,911	0	870	99.00															



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Date 04/18/2026
 Time 09:22:00
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	260	x	200
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.3848		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	60,323.00 x 1.44 = 86,790		
Factor Value			
Adjustments	1.0000		
Lot Value	86,790		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,506 / 2,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,506
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	981 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	401,044	160.03 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	8,510	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	333,852		
Lot Value	86,790		
Indicated Value	420,642	167.85	Per SqFt
Agland Value			
Site Improvements	53,452		
Total Value	474,094	189.18	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.27	Total Misc Impr	+ 17,885
Roofing Adj	+ 4.51	Garage Cost	+ 29,224
Subfloor Adj	+ -2.16	Total RCN	= 358,981
Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 25,129
Plumbing Adj	+ 6.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 333,852
Adj Base Cost	= 124.45	Lot Value	+ 86,790
Total Area	x 2,506	Indicated Value	= 420,642
Adjusted Cost	= 311,872	Value Per SqFt	167.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		4x6	2019	24	0.00	
PRCH	SLAB PORCH - COVERED	136119	100		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	136120	373		373	25.76		9,608



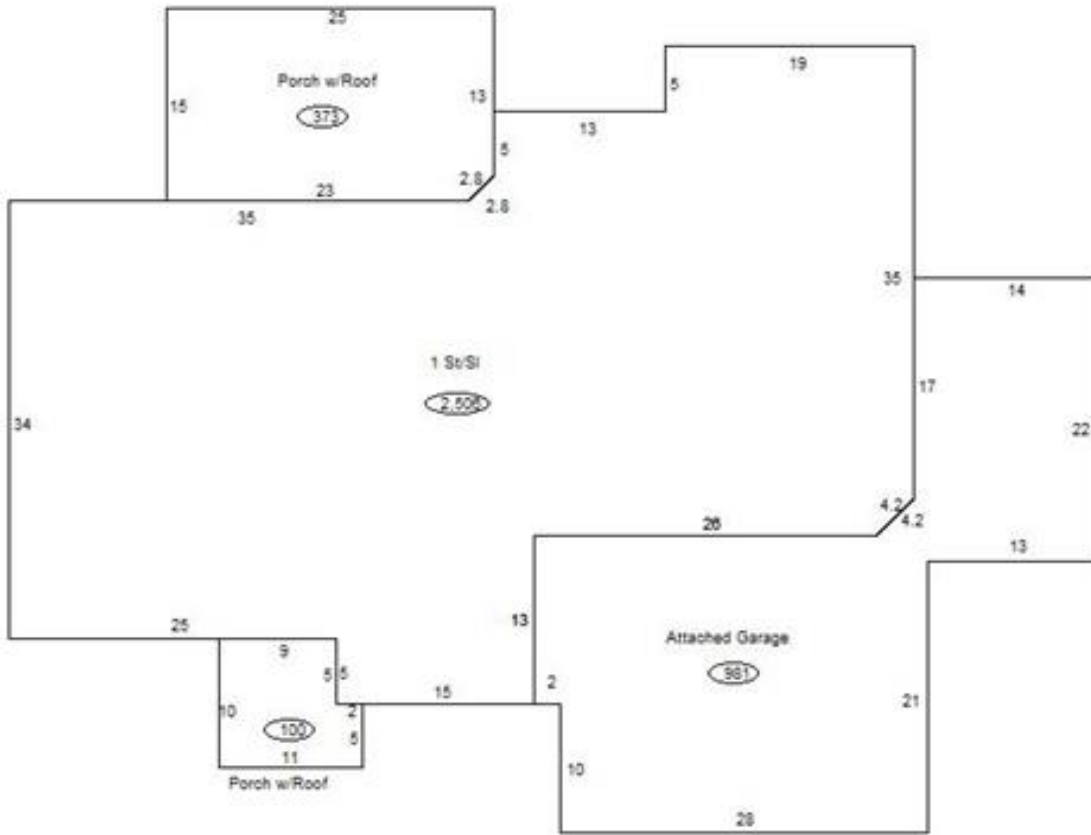
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 Time 09:22:00
 Page 3

Sketch Image

660099722



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,506	1.000	2,506
2	G	1		13	Attached Garage	981	1.000	981
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	373	1.000	373
Total Building Area						2,506		2,506



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 Time 09:22:00
 Page 4

660099722

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x0			1,500
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (31.48 x 1,500) 47,220		Modifier Total	RCN 47,220	Depr (11% Phys/ % Func) 5,194	RCNLD 42,026
	PRCH	SLAB PORCH - COVERED	0x0x0			680
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (25.08 x 680) 17,054		Modifier Total	RCN 17,054	Depr (33% Phys/ % Func) 5,628	RCNLD 11,426