




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:02
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------|--------------------------|---------------------|------------------|---|--------------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|---------|----------|---------|---------|--------|---------|-------------------------|---------|---------|--------|------------|-------------------------|---------|---------|---------|
| Account 660099723 Parcel ID 0000000-00-000167-002-0005 Cadastral ID 35-23-14-01790 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 346712 CROWDER, NIKKI & DARIN 2689 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02689 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE III Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS | | | | |  <p>660099723 06/04/24</p> <p>660099723_003.JPG 6/17/2024</p> | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.43183949 -95.78308051 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 5 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>R25 028</td> <td>NEW POOL</td> <td>05/2025</td> <td>07/2025</td> <td>75,000</td> </tr> <tr> <td>R25 127</td> <td>NEW DTCH ACC BLDG 24X32</td> <td>04/2025</td> <td>07/2025</td> <td>41,900</td> </tr> <tr> <td>R21 000322</td> <td>R23- NEW 3242 SQ FT SFR</td> <td>08/2021</td> <td>04/2023</td> <td>240,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R25 028 | NEW POOL | 05/2025 | 07/2025 | 75,000 | R25 127 | NEW DTCH ACC BLDG 24X32 | 04/2025 | 07/2025 | 41,900 | R21 000322 | R23- NEW 3242 SQ FT SFR | 08/2021 | 04/2023 | 240,000 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | |
| R25 028 | NEW POOL | 05/2025 | 07/2025 | 75,000 | | | | | | | | | | | | | | | | | | | | | | | | | |
| R25 127 | NEW DTCH ACC BLDG 24X32 | 04/2025 | 07/2025 | 41,900 | | | | | | | | | | | | | | | | | | | | | | | | | |
| R21 000322 | R23- NEW 3242 SQ FT SFR | 08/2021 | 04/2023 | 240,000 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | DOUGLAS, SCOTT & YOLANDA | 03/14/2025 | 585,000 | 20 | | | | | | | | | | | | | | | | | | | | |
| | | | | | / | DOUBLE H PROPERTIES LLC | 08/26/2021 | 55,000 | YES | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2026 | | Land Value | 103,863 | 103,863 | 11% | 11,425 | Assessed | 71,815 7,769.06 | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | | Improvements | 549,004 | 549,004 | | 60,390 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 65,446 | | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -94.00 | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 652,867 | 652,867 | | 71,815 | Total Taxable | 70,815 7,675.00 | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660099723 | CROWDER, NIKKI & | | | 10 | 464,716 | 1000 | 50,119 | 5,436.00 | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660099723 | DOUGLAS, SCOTT & YOLANDA | | | 10 | 474,805 | 1000 | 49,650 | 5,214.00 | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660099723 | DOUGLAS, SCOTT & YOLANDA | | | 10 | 55,000 | 1000 | 5,050 | 539.00 | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660099723 | DOUGLAS, SCOTT & YOLANDA | | | 10 | 55,000 | 0 | 6,050 | 626.00 | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660099723 | DOUGLAS, SCOTT & YOLANDA | | | 10 | 7,911 | 0 | 870 | 91.00 | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660099723 | DOUBLE H PROPERTIES LLC | | | 10 | 7,911 | 0 | 870 | 92.00 | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660099723 | DOUBLE H PROPERTIES LLC | | | 10 | 7,911 | 0 | 870 | 90.00 | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660099723 | DOUBLE H PROPERTIES LLC | | | 10 | 7,911 | 0 | 870 | 93.00 | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660099723 | DOUBLE H PROPERTIES LLC | | | 10 | 7,911 | 0 | 870 | 99.00 | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:22:02
 Page 2

| Lot Data | | Square-Foot - NBHD 1021 #1 | |
|-----------------|---------------------------|----------------------------|---|
| Lot Size | 260 x 200 | | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 1.2909 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 56,233.00 x 1.51 = 84,745 | | |
| Factor Value | | | |
| Adjustments | 1.2256 | | |
| Lot Value | 103,863 | | |



| Residential Data | |
|------------------|--------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4.5 - Good |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 95% Veneer, Masonry 5% Veneer, Stone |
| Base/Total Area | 2,541 / 3,238 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,541 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 5 / 3.0 / 1.0 |
| Basement Area | |
| Garage Type | 772 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2023 / 2 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

Direct Comparables

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

Value Reconciliation

| | | | |
|-------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 483,558 | | |
| Lot Value | 103,863 | | |
| Indicated Value | 587,421 | 181.41 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 65,446 | | |
| Total Value | 652,867 | 201.63 | Total Value Per SqFt |

Cost Approach Manual : 01/2025

| | | | | |
|---------------|-----------|--------------------|---|---------|
| Base Cost | 106.31 | Total Misc Impr | + | 17,005 |
| Roofing Adj | + 4.85 | Garage Cost | + | 46,837 |
| Subfloor Adj | + -3.60 | Total RCN | = | 493,427 |
| Heat/Cool Adj | + 17.38 | Depreciation (2%) | - | 9,869 |
| Plumbing Adj | + 7.73 | Lump Sums | + | 0 |
| Basement Adj | + 0.00 | RCNLD | = | 483,558 |
| Adj Base Cost | = 132.67 | Lot Value | + | 103,863 |
| Total Area | x 3,238 | Indicated Value | = | 587,421 |
| Adjusted Cost | = 429,585 | Value Per SqFt | | 181.41 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|----------------------|-----------|------|------|-------|-----------|------|--------|
| PRCH | Slab Porch - Covered | 156853 | 6x6 | | 36 | 36.56 | | 1,316 |
| PRCH | Slab Porch - Covered | 156854 | 452 | | 452 | 34.71 | | 15,689 |



Rogers

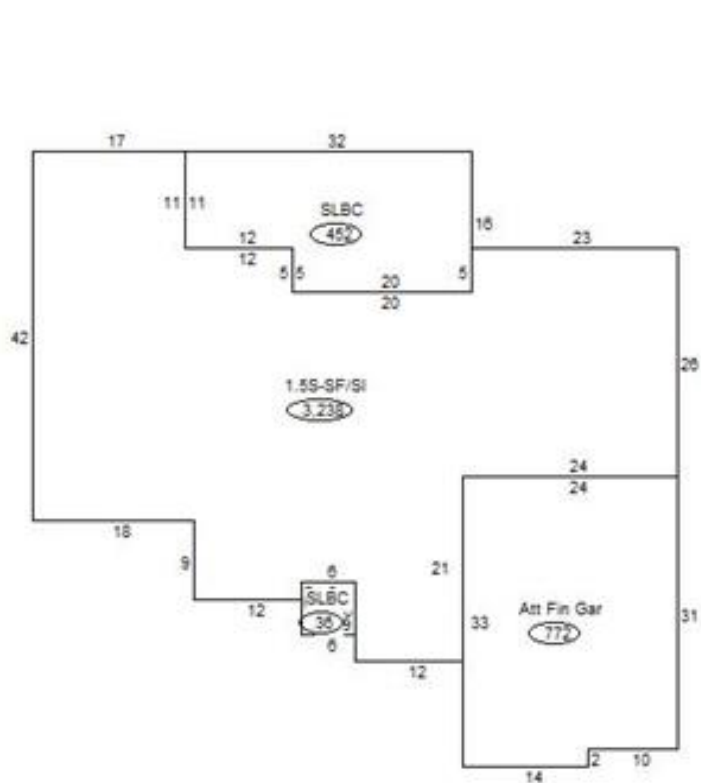
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:22:02
 Page 3

Sketch Image

660099723



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 5 | Slab | 20 | 1.5S-SF/SI | 2,541 | 1.274 | 3,238 |
| 2 | U | ^UL | | 20 | Upper Level (1) | 697 | 1.000 | 697 |
| 3 | G | 5 | | 20 | Att Fin Gar | 772 | 1.000 | 772 |
| 4 | M | PRCH | | 20 | SLBC | 36 | 1.000 | 36 |
| 5 | M | PRCH | | 20 | SLBC | 452 | 1.000 | 452 |
| Total Building Area | | | | | | 2,541 | | 3,238 |



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:22:02
 Page 4

660099723

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|---------------------------|-----------------------|------------|-------------------------------|--------------|
|  | UTIL | Utility Building | 24x32x10 | Concrete | Formed Metal | 768 |
| | Qual 3 | Cond 3 | Year 2025 | Eff Age 1 | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (1% Phys/ % Func) | RCNLD |
| | | Base Cost (31.86 x 768) | 24,468 | 24,468 | 245 | 24,223 |
|  | SPLG | Swimming Pool - In Ground | 24x38x6 | Concrete | | 912 |
| | Qual 3 | Cond 3 | Year 2025 | Eff Age 1 | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (5% Phys/ % Func) | RCNLD |
| | | Base Cost (47.58 x 912) | 43,393 | 43,393 | 2,170 | 41,223 |