



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 660100244 Parcel ID 00000-00-0-000172-004-0003 Cadastral ID 35-23-14-01890 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 328820 HANCHETT, ROBERT K & BRENDA K REVOCABLE TRUST 2920 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02920 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 1 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<div style="display: flex; justify-content: space-between; margin-top: 10px;"> 660100244 06/04/24 </div> <p style="font-size: small; margin-top: 5px;">660100244_004.JPG 6/17/2024</p>																																																																												
Legal Description Lat/Long: 36.43124068 -95.77821572 LOT 3 BLOCK 4 CLEAR CREEK AT WOODSIDE PHASE IV										Building Permits <table border="1" style="width: 100%; font-size: x-small;"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20 000209</td> <td>R21- NEW 30X50 DTCH ACC BLDG</td> <td>06/2020</td> <td>12/2020</td> <td>23,000</td> </tr> <tr> <td>R18 000262</td> <td>R20- NEW 2450 SQ FT SFR</td> <td>09/2018</td> <td>11/2019</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000209	R21- NEW 30X50 DTCH ACC BLDG	06/2020	12/2020	23,000	R18 000262	R20- NEW 2450 SQ FT SFR	09/2018	11/2019	230,000																																																				
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.3506		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	58,832.00 x 1.46 = 86,044		
Factor Value			
Adjustments	1.0000		
Lot Value	86,044		



660100244_004.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,360 / 2,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,360
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	808 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	368,916	156.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	142,020		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.69	Total Misc Impr	+ 18,005
Roofing Adj	+ 4.55	Garage Cost	+ 24,070
Subfloor Adj	+ -2.19	Total RCN	= 344,084
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 17,204
Plumbing Adj	+ 8.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 326,880
Adj Base Cost	= 127.97	Lot Value	+ 86,044
Total Area	x 2,360	Indicated Value	= 412,924
Adjusted Cost	= 302,009	Value Per SqFt	174.97

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	326,880		
Lot Value	86,044		
Indicated Value	412,924	174.97	Per SqFt
Agland Value			
Site Improvements	42,970		
Total Value	455,894	193.18	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	143555		296	296	26.00		7,696
PRCH	SLAB PORCH - COVERED	143556		178	178	26.37		4,694



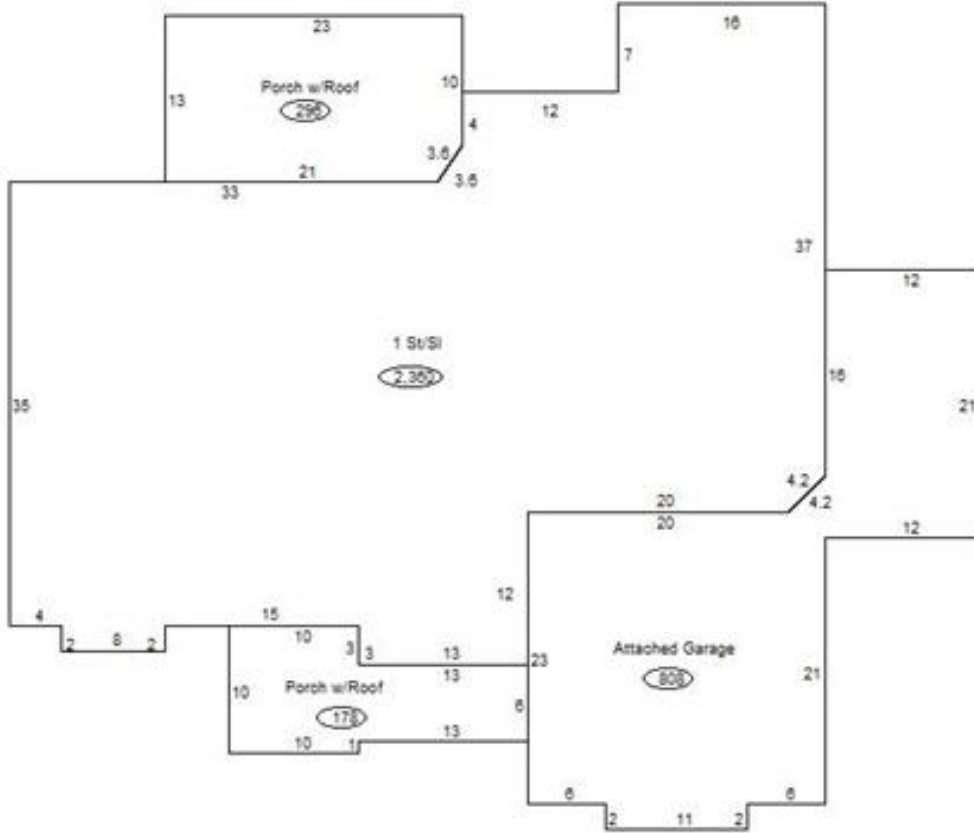
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Sketch Image

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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	1 St/SI	2,360	1.000	2,360
2	G	1		13	Attached Garage	808	1.000	808
3	M	PRCH		13	SLBC	296	1.000	296
4	M	PRCH		13	SLBC	178	1.000	178
Total Building Area						2,360		2,360



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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 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (31.48 x 1,500)	47,220	47,220	4,250	42,970