




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:29:28  
Page 1

Assessment Data	Primary Image																									
<b>Account</b> 660100245 <b>Parcel ID</b> 00000-00-0-000172-004-0004 <b>Cadastral ID</b> 35-23-14-01900 <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> 329718 WAYSON, ROBERT EUGENE II & LEE ANN KNICKERBOCKER WAYSON  2886 CROSSCREEK DR OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 02886 CROSSCREEK DR <b>Subdivision</b> CLEAR CREEK AT WOODSIDE PHASE IV <b>Lot/Block</b> 0004 / 0004 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>660100245 06/04/24</p> <p>660100245_001.JPG 6/17/2024</p>																									
<b>Legal Description</b> Lat/Long: 36.43126728 -95.77882674 LOT 4 BLOCK 4 CLEAR CREEK AT WOODSIDE PHASE IV	<b>Building Permits</b> <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 000155</td> <td>R20- NEW 2650 SQ FT SFR</td> <td>06/2018</td> <td>06/2019</td> <td>240,000</td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R18 000155	R20- NEW 2650 SQ FT SFR	06/2018	06/2019	240,000															
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R18 000155	R20- NEW 2650 SQ FT SFR	06/2018	06/2019	240,000																						
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>ROD HENRY CONSTRUCTION INC</td> <td>12/16/2019</td> <td>340,500</td> <td>YES</td> </tr> <tr> <td>2717/652</td> <td>DOUBLE H PROPERTIES LLC</td> <td>06/01/2018</td> <td>43,000</td> <td>15</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	ROD HENRY CONSTRUCTION INC	12/16/2019	340,500	YES	2717/652	DOUBLE H PROPERTIES LLC	06/01/2018	43,000	15
Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	1,000	1,000																						
Bk/Pg	Grantor	Date	Price	Code																						
/	ROD HENRY CONSTRUCTION INC	12/16/2019	340,500	YES																						
2717/652	DOUBLE H PROPERTIES LLC	06/01/2018	43,000	15																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2020	Land Value	87,839	52,525	11%	5,778	Assessed	44,653	4,830.63
Year Frozen		Improvements	357,296	353,405		38,875	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-95.00
TIF Project ID	0	Total Value	445,135	405,930		44,653	Total Taxable	43,653	4,736.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100245	WAYSON, ROBERT EUGENE II &	10	430,951	1000	42,351	4,595.00	
2024	2024-660100245	WAYSON, ROBERT EUGENE II &	10	440,553	1000	41,089	4,318.00	
2023	2023-660100245	WAYSON, ROBERT EUGENE II &	10	411,546	1000	39,863	4,160.00	
2022	2022-660100245	WAYSON, ROBERT EUGENE II &	10	415,283	1000	38,673	4,017.00	
2021	2021-660100245	WAYSON, ROBERT EUGENE II &	10	350,162	1000	37,518	3,925.00	
2020	2020-660100245	WAYSON, ROBERT EUGENE II &	10	344,344	0	37,878	4,007.00	
2019	2019-660100245	ROD HENRY CONSTRUCTION INC	10	43,002	0	4,730	491.00	
2018	2018-660100245	ROD HENRY CONSTRUCTION INC	10	7,199	0	792	85.00	



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Date 04/18/2026  
 Time 09:29:28  
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.433		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	62,422.00 x 1.41 = 87,839		
Factor Value			
Adjustments	1.0000		
Lot Value	87,839		



660100245\_001.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,202 / 2,602
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,202
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	757 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	371,128	142.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	237,190		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.22	Total Misc Impr	+ 17,401
Roofing Adj	+ 4.44	Garage Cost	+ 28,168
Subfloor Adj	+ -2.88	Total RCN	= 376,101
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 18,805
Plumbing Adj	+ 9.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 357,296
Adj Base Cost	= 127.03	Lot Value	+ 87,839
Total Area	x 2,602	Indicated Value	= 445,135
Adjusted Cost	= 330,532	Value Per SqFt	171.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,296		
Lot Value	87,839		
Indicated Value	445,135	171.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	445,135	171.07	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	SLAB PORCH - COVERED	141345	15x9		135	29.06		3,923
PRCH	SLAB PORCH - COVERED	141346	13x7		91	29.24		2,661
PATO	SLAB PORCH - OPEN	141347	4x4		16	12.93		207
PRCH	SLAB PORCH - COVERED	141348	18x8		144	29.03		4,180



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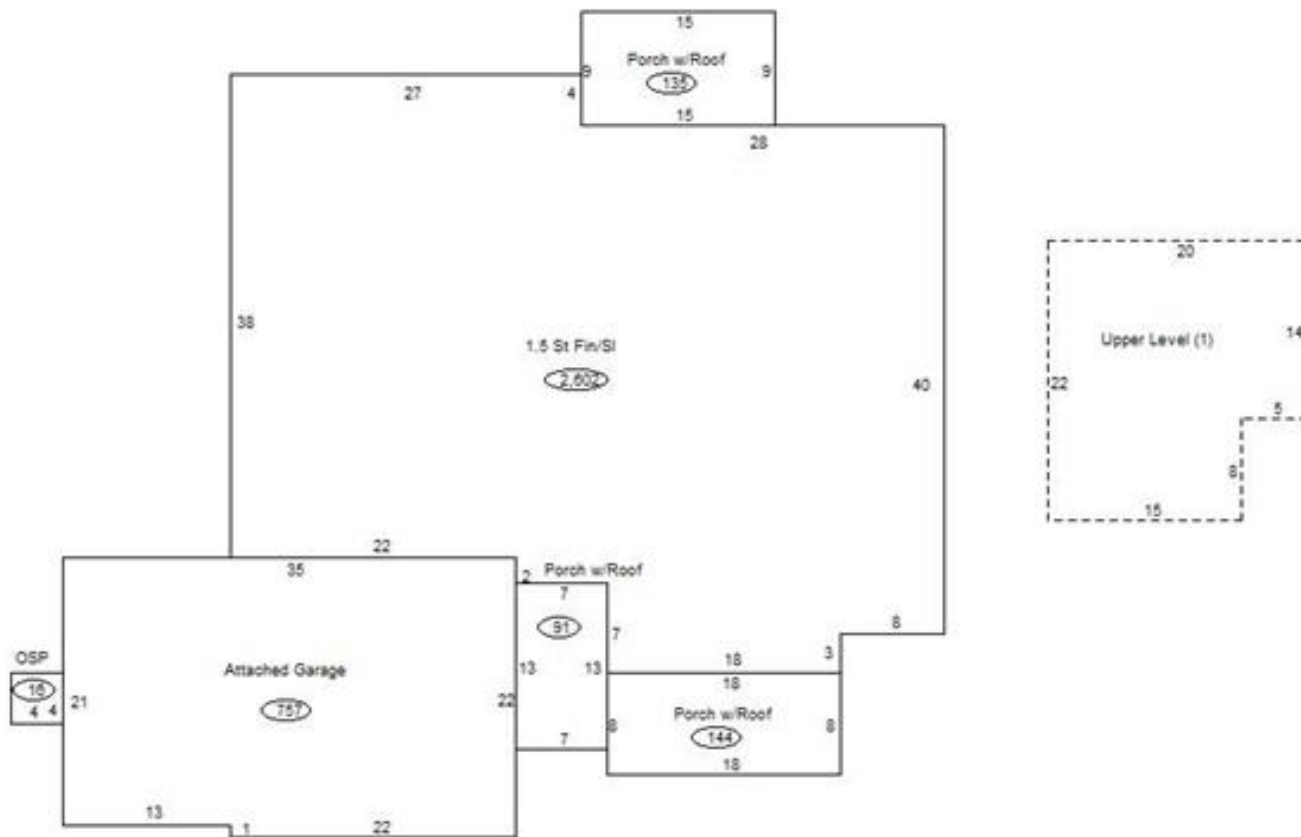
Date 04/18/2026

Time 09:29:28

Page 3

### Sketch Image

660100245



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,202	1.182	2,602
2	G	1		13	Attached Garage	757	1.000	757
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PRCH		13	SLBC	91	1.000	91
5	M	PATO		13	Open Slab	16	1.000	16
6	M	PRCH		13	SLBC	144	1.000	144
7	U	^UL		13	Upper Level (1)	400	1.000	400
<b>Total Building Area</b>						2,202		2,602