



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:29:33
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Assessment Data					Primary Image																																																																												
Account 660100248 Parcel ID 00000-00-0-000172-004-0007 Cadastral ID 35-23-14-01930 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 329853 JAMES, STEPHEN B & LISSA J 2798 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02798 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<div style="display: flex; justify-content: space-between; margin-top: 10px;"> 660100248 06/04/24 </div> <p style="font-size: small; margin-top: 5px;">660100248_001.JPG 6/17/2024</p>																																																																												
Legal Description Lot/Long: 36.43118513 -95.78069658 LOT 7 BLOCK 4 CLEAR CREEK AT WOODSIDE PHASE IV																																																																																	
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.1978		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,175.00 x 1.59 = 82,716		
Factor Value			
Adjustments	1.0000		
Lot Value	82,716		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,963 / 2,963
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,963
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	780 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	420,853	142.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	77,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.59	Total Misc Impr	+ 12,502
Roofing Adj	+ 4.38	Garage Cost	+ 23,236
Subfloor Adj	+ -2.06	Total RCN	= 394,676
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 19,734
Plumbing Adj	+ 6.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 374,942
Adj Base Cost	= 121.14	Lot Value	+ 82,716
Total Area	x 2,963	Indicated Value	= 457,658
Adjusted Cost	= 358,938	Value Per SqFt	154.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,942		
Lot Value	82,716		
Indicated Value	457,658	154.46	Per SqFt
Agland Value			
Site Improvements	53,019		
Total Value	510,677	172.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144337	21x13		273	26.07		7,117
PRCH	SLAB PORCH - COVERED	144338	150		150	26.46		3,969
PATO	SLAB PORCH - OPEN	144339	21x6		126	11.24		1,416
SHLT	AG-INTERIOR OF HOME			1	2024	1	0.00	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (27% Phys/ % Func) 6,750	RCNLD 18,250
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	2	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary Base Cost (31.84 x 1,200) 38,208		Modifier Total	RCN 38,208	Depr (9% Phys/ % Func) 3,439	RCNLD 34,769