



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:29:35
Page 1

Assessment Data					Primary Image																																																																												
Account 660100249 Parcel ID 00000-00-0-000172-005-0001 Cadastral ID 35-23-14-01940 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 349622 VUE, KHUE & SONGYA 2979 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02979 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660100249_001.JPG 3/6/2026</p>																																																																												
Legal Description Lat/Long: 36.43217740 -95.77691487																																																																																	
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Lot Data		- CLEAR CREEK AT WOODSIDE IV DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.348		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method			
Base Lot Value	1.00 x 7,199.00 = 7,199		
Factor Value			
Adjustments	1.0000		
Lot Value	7,199		



660100249_001.JPG 3/6/2026

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,425 / 3,661
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,425
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	935 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

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	590,521		
Lot Value	7,199		
Indicated Value	597,720	163.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	597,720	163.27	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.41	Total Misc Impr	+ 21,226
Roofing Adj	+ 4.38	Garage Cost	+ 60,233
Subfloor Adj	+ -3.05	Total RCN	= 590,521
Heat/Cool Adj	+ 18.45	Depreciation (0%)	- 0
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 590,521
Adj Base Cost	= 139.05	Lot Value	+ 7,199
Total Area	x 3,661	Indicated Value	= 597,720
Adjusted Cost	= 509,062	Value Per SqFt	163.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194956	64		64	37.12		2,376
PATC	Patio - Covered	194957	491		491	21.05		10,336
PRCH	Porch	194958	5x5		25	37.25		931
FPPF	Fireplace - Prefabricated		1	2026	1	7,583.24		7,583

