



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:29:37
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Assessment Data					Primary Image																																																																												
Account 660100250 Parcel ID 00000-00-0-000172-005-0002 Cadastral ID 35-23-14-01950 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 333080 BRYSON, HARLEY D & WILLIAM CLIFFORD BRYSON III 2943 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02943 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>660100250 06/04/24</p> <p>660100250_002.JPG 6/17/2024</p>																																																																												
Legal Description Lot/Long: 36.43218714 -95.77757598 LOT 2 BLOCK 5 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	1.2193		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	53,112.00 x 1.57 = 83,184		
Factor Value			
Adjustments	1.0000		
Lot Value	83,184		



660100250_002.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,215 / 2,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,215
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	735 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	311,276	140.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	169,150		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.01	Total Misc Impr	+ 11,538
Roofing Adj	+ 4.58	Garage Cost	+ 21,896
Subfloor Adj	+ -2.19	Total RCN	= 318,837
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 15,942
Plumbing Adj	+ 8.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 302,895
Adj Base Cost	= 128.85	Lot Value	+ 83,184
Total Area	x 2,215	Indicated Value	= 386,079
Adjusted Cost	= 285,403	Value Per SqFt	174.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	302,895		
Lot Value	83,184		
Indicated Value	386,079	174.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	386,079	174.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149253	15x9		135	26.51		3,579
PATO	SLAB PORCH - OPEN	149254	4x4		16	11.48		184
PRCH	SLAB PORCH - COVERED	149255	6x5		30	26.84		805
PATO	SLAB PORCH - OPEN	149256	20x6		120	11.29		1,355
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



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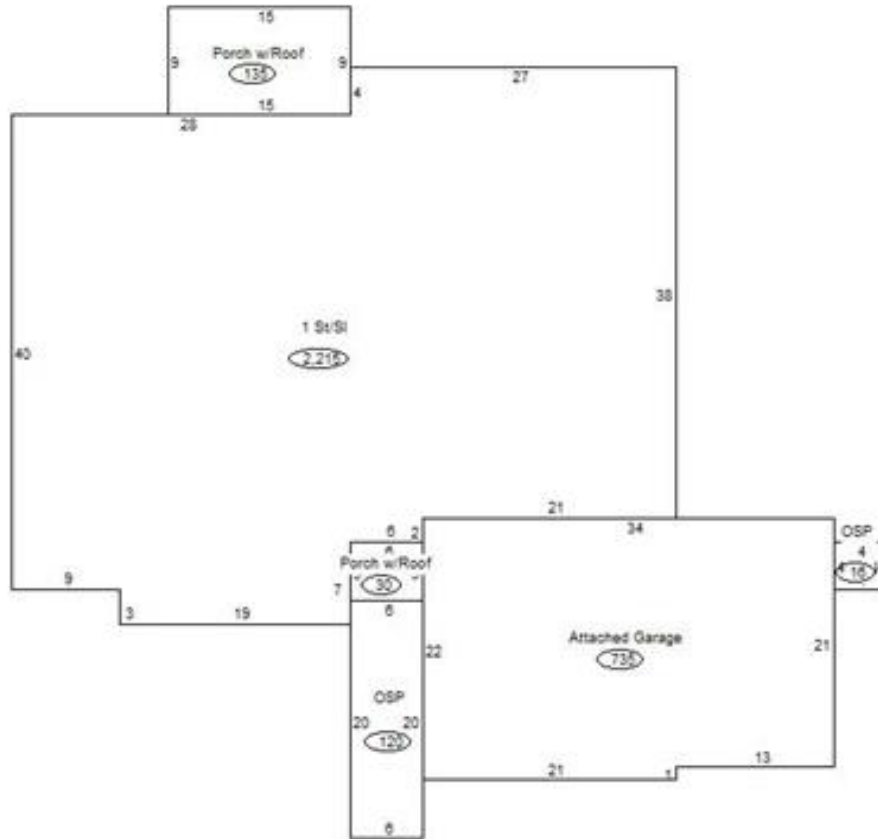
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Sketch Image

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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/Sl	2,215	1.000	2,215
2	G	1		13	Attached Garage	735	1.000	735
3	M	PRCH		13	SLBC	135	1.000	135
4	M	PATO		13	Open Slab	16	1.000	16
5	M	PRCH		13	SLBC	30	1.000	30
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,215		2,215