



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:29:39
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Assessment Data					Primary Image																																																																												
Account 660100251 Parcel ID 00000-00-0-000172-005-0003 Cadastral ID 35-23-14-01960 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 330212 DESCHENES, CHRIS & CARRIE 2913 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02913 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0003 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 1 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																	
Legal Description Lot/Long: 36.43222162 -95.77818514																																																																																	
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.1308		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	49,257.00 x 1.65 = 81,257		
Factor Value			
Adjustments	1.0000		
Lot Value	81,257		



660100251_001.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,329 / 2,329
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,329
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	838 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	374,058	160.61 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	33,700	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	356,971		
Lot Value	81,257		
Indicated Value	438,228	188.16	Per SqFt
Agland Value			
Site Improvements	23,700		
Total Value	461,928	198.34	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.69	Total Misc Impr	+	27,716
Roofing Adj	+ 5.21	Garage Cost	+	31,182
Subfloor Adj	+ -3.40	Total RCN	=	383,840
Heat/Cool Adj	+ 14.47	Depreciation (7%)	-	26,869
Plumbing Adj	+ 13.55	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	356,971
Adj Base Cost	= 139.52	Lot Value	+	81,257
Total Area	x 2,329	Indicated Value	=	438,228
Adjusted Cost	= 324,942	Value Per SqFt		188.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	135681	320		320	28.41		9,091
PRCH	SLAB PORCH - COVERED	135682	132		132	29.08		3,839
PATO	SLAB PORCH - OPEN	146848	13x12		156	12.35		1,927



Rogers

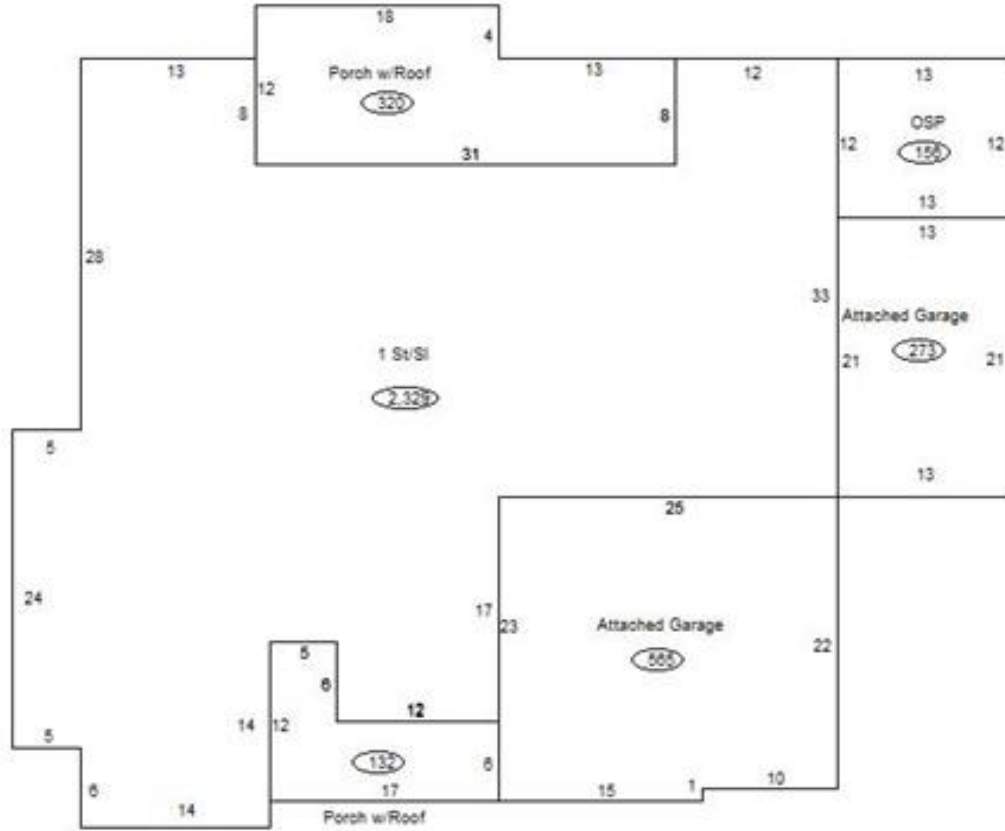
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Sketch Image

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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	2,329	1.000	2,329
2	M	PRCH		13	SLBC	320	1.000	320
3	M	PRCH		13	SLBC	132	1.000	132
4	G	1		13	Attached Garage	565	1.000	565
5	G	1		13	Attached Garage	273	1.000	273
6	M	PATO		13	Open Slab	156	1.000	156
Total Building Area						2,329		2,329



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
		Valuation Summary	Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,300	23,700