



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
Account 660100252 Parcel ID 00000-00-0-000172-005-0004 Cadastral ID 35-23-14-01970 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 327772 ROSS, KENNETH E & HILDA G 2889 CROSSCREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02889 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660100252 06/04/24</p> <p>660100252_001.JPG 6/17/2024</p>																								
Legal Description Lat/Long: 36.43225326 -95.77882845																													
LOT 4 BLOCK 5 CLEAR CREEK AT WOODSIDE PHASE IV					Building Permits <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>R22 486</td> <td>R23 NEW RMA 160 SQ FT</td> <td>12/2022</td> <td>04/2023</td> <td>44,608</td> </tr> <tr> <td>R21 000439</td> <td>R23- NEW 20X30 DTCH ACC BLDG</td> <td>11/2021</td> <td>06/2022</td> <td>26,000</td> </tr> <tr> <td>R19 000219</td> <td>R20- NEW 2691 SQ FT SFR</td> <td>06/2019</td> <td>01/2020</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 486	R23 NEW RMA 160 SQ FT	12/2022	04/2023	44,608	R21 000439	R23- NEW 20X30 DTCH ACC BLDG	11/2021	06/2022	26,000	R19 000219	R20- NEW 2691 SQ FT SFR	06/2019	01/2020	275,000
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Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	/	DOUBLE H PROPERTIES LLC	05/31/2019	43,000	17																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																				
Remove Cap	2020		Land Value 80,144	56,270	11%	6,190	Assessed	45,882	4,963.59																				
Year Frozen			Improvements 372,615	360,841		39,692	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-95.00																				
TIF Project ID	0		Total Value 452,759	417,111		45,882	Total Taxable	44,882	4,869.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660100252	ROSS, KENNETH E & HILDA G			10	432,679	1000	43,546	4,725.00																				
2024	2024-660100252	ROSS, KENNETH E & HILDA G			10	440,656	1000	42,249	4,439.00																				
2023	2023-660100252	ROSS, KENNETH E & HILDA G			10	399,046	1000	38,632	4,031.00																				
2022	2022-660100252	ROSS, KENNETH E & HILDA G			10	402,486	1000	37,477	3,894.00																				
2021	2021-660100252	ROSS, KENNETH E & HILDA G			10	339,607	1000	36,357	3,804.00																				
2020	2020-660100252	ROSS, KENNETH E & HILDA G			10	334,109	1000	35,752	3,796.00																				
2019	2019-660100252	ROSS, KENNETH E & HILDA G			10	7,199	0	792	82.00																				
2018	2018-660100252	DOUBLE H PROPERTIES LLC			10	7,199	0	792	85.00																				



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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0797		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	47,031.00 x 1.70 = 80,144		
Factor Value			
Adjustments	1.0000		
Lot Value	80,144		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,692 / 2,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,692
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	726 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	367,186	136.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	131,880		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.69	Total Misc Impr	+ 15,565
Roofing Adj	+ 4.46	Garage Cost	+ 21,628
Subfloor Adj	+ -2.11	Total RCN	= 366,828
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 18,341
Plumbing Adj	+ 5.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 348,487
Adj Base Cost	= 122.45	Lot Value	+ 80,144
Total Area	x 2,692	Indicated Value	= 428,631
Adjusted Cost	= 329,635	Value Per SqFt	159.22

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	348,487		
Lot Value	80,144		
Indicated Value	428,631	159.22	Per SqFt
Agland Value			
Site Improvements	24,128		
Total Value	452,759	168.19	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	Slab Porch - Covered	144409	82		82	26.67		2,187
PRCH	Slab Porch - Covered	144410	15x8		120	26.55		3,186
PATO	Slab Porch - Open	144411	18x4		72	11.48		827
SUN	Sunroom	144412	15x10		150	25.00		3,750



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x30x0		Formed Metal	600
	Qual	4	Cond 3	Year	2023	Eff Age 2
	Valuation Summary Base Cost (38.01 x 600) 22,806		Modifier Total	RCN 22,806	Depr (3% Phys/ % Func) 684	RCNLD 22,122
	LNT0	Lean To - Attached	8x30x0			240
	Qual	3	Cond 3	Year	2023	Eff Age 2
	Valuation Summary Base Cost (9.50 x 240) 2,280		Modifier Total	RCN 2,280	Depr (12% Phys/ % Func) 274	RCNLD 2,006