




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:29:46
 Page 1

Assessment Data					Primary Image																																																																							
Account 660100255 Parcel ID 00000-00-0-000172-005-0007 Cadastral ID 35-23-14-02000 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348248 BILBY, DAVID LEE & MARY ANN 2795 CROSS CREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02795 CROSSCREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE IV Lot/Block 0007 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>660100255_001.JPG 11/3/2025</p>																																																																							
Legal Description Lot/Long: 36.43217656 -95.78072501 LOT 7 BLOCK 5 CLEAR CREEK AT WOODSIDE PHASE IV																																																																												
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Page 2

Lot Data	Square-Foot - NBHD 1021 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.3167	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	57,356.00 x 1.49 = 85,306	
Factor Value		
Adjustments	1.3391	
Lot Value	114,237	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,343 / 2,343
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,343
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	955 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	109.87	Total Misc Impr	+ 15,131
Roofing Adj	+ 5.21	Garage Cost	+ 44,541
Subfloor Adj	+ -3.40	Total RCN	= 371,478
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,715
Plumbing Adj	+ 6.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 367,763
Adj Base Cost	= 133.08	Lot Value	+ 114,237
Total Area	x 2,343	Indicated Value	= 482,000
Adjusted Cost	= 311,806	Value Per SqFt	205.72

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	367,763		
Lot Value	114,237		
Indicated Value	482,000	205.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	482,000	205.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	180173	84		84	29.26		2,458
PATC	Patio - Covered	180174	364		364	17.15		6,243
FPR1	Fireplace - Residential 1 Story		1	2025	1	6,429.63		6,430

