




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	660100257				 <p>660100257_002.JPG 6/17/2024</p>				
Parcel ID	0000000-00-00172-004-0001								
Cadastral ID	35-23-14-01870								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	344311								
BREIEN, ERIC E & ASHLEY M									
2980 CROSSCREEK DR OOLOGAH OK 74053-0000									
Parcel Location									
Situs	02980 CROSSCREEK DR								
Subdivision	CLEAR CREEK AT WOODSIDE PHASE IV								
Lot/Block	0001 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 23 / 14 / 5								
Neighborhood	1021 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.43119227 -95.77698905									
Building Permits									
LOT 1 BLOCK 4 CLEAR CREEK AT WOODSIDE PHASE IV									
Number	Description	Opened	Closed	Amount					
R24	NEW BLDG UNDER CONSTRUCTION	10/2024	02/2025						
R23 109	R24 NEW SFR 2767 SQ FT	04/2023	04/2024						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOLLY CONSTRUCTION INC	05/07/2024	437,000	YES					
/	DOUBLE H PROPERTIES LLC	02/08/2023	45,000	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2025	Land Value	37,719	37,719	11%	4,149	Assessed	49,967 5,405.51	
Year Frozen		Improvements	428,421	416,529		45,818	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -95.00	
TIF Project ID	0	Total Value	466,140	454,248		49,967	Total Taxable	48,967 5,311.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100257	BREIEN, ERIC E & ASHLEY M	10	441,018	1000	47,512	5,154.00		
2024	2024-660100257	BREIEN, ERIC E & ASHLEY M	10	7,911	0	831	87.00		
2023	2023-660100257	HOLLY CONSTRUCTION INC	10	7,199	0	792	82.00		
2022	2022-660100257	DOUBLE H PROPERTIES LLC	10	7,199	0	792	82.00		
2021	2021-660100257	DOUBLE H PROPERTIES LLC	10	7,199	0	792	83.00		
2020	2020-660100257	DOUBLE H PROPERTIES LLC	10	7,199	0	792	84.00		
2019	2019-660100257	DOUBLE H PROPERTIES LLC	10	7,199	0	792	82.00		
2018	2018-660100257	DOUBLE H PROPERTIES LLC	10	7,199	0	792	85.00		



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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.3235		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	57,653.00 x 1.48 = 85,455		
Factor Value			
Adjustments	0.4414		
Lot Value	37,719		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Stucco 20% Veneer, Masonry
Base/Total Area	2,761 / 2,761
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,761
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	852 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	392,069		
Lot Value	37,719		
Indicated Value	429,788	155.66	Per SqFt
Agland Value			
Site Improvements	36,352		
Total Value	466,140	168.83	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.58	Total Misc Impr	+ 18,659
Roofing Adj	+ 5.08	Garage Cost	+ 39,737
Subfloor Adj	+ -3.25	Total RCN	= 400,070
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 8,001
Plumbing Adj	+ 5.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 392,069
Adj Base Cost	= 123.75	Lot Value	+ 37,719
Total Area	x 2,761	Indicated Value	= 429,788
Adjusted Cost	= 341,674	Value Per SqFt	155.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	5,947.13		5,947
PRCH	Slab Porch - Covered	160012	7x6		42	29.40		1,235
PRCH	Porch	160013	34x12		408	28.13		11,477



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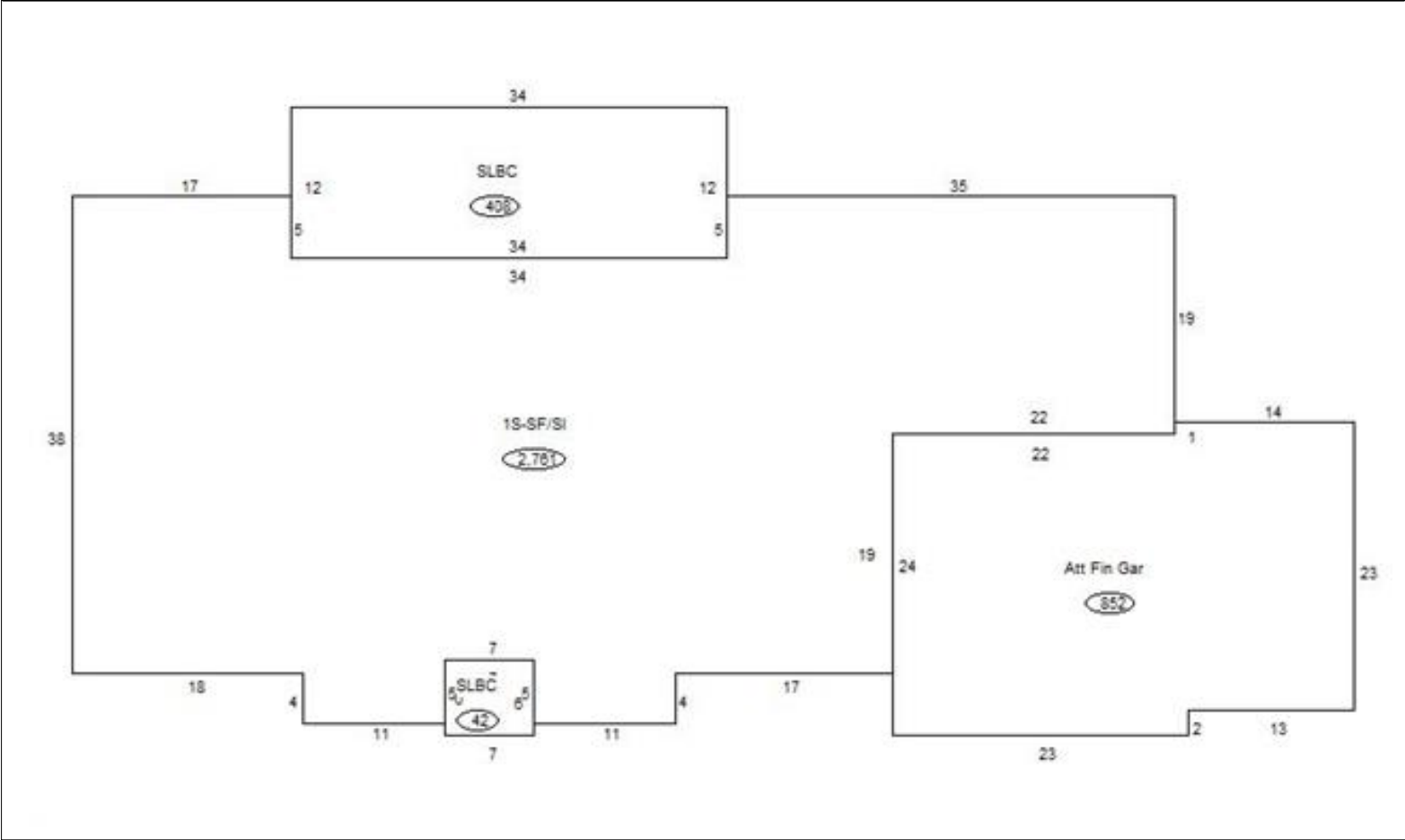
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Sketch Image

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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	1S-SF/SI	2,761	1.000	2,761
2	G	5		13	Att Fin Gar	852	1.000	852
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	408	1.000	408
Total Building Area						2,761		2,761



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year	2024	Eff Age 2
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (31.23 x 1,200)	37,476	37,476	1,124	36,352