



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:09:51
Page 1

Assessment Data					Primary Image				
Account	660108261								
Parcel ID	000173-0001-002-0-000-00								
Cadastral ID	35-23-14-02120								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	344406								
BIRKENFELD, KRISTINA KAY & BILLY EDGAR									
2577 CROSS CREEK DR OOLOGAH OK 74053-0000									
Parcel Location									
Situs	02577 CROSS CREEK DR				660108261_002.JPG				
Subdivision	CLEAR CREEK AT WOODSIDE PHASE V				6/17/2024				
Lot/Block	0002 / 0001	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: 36.43042328 -95.78491419					Building Permits				
LOT 2 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V					Number	Description	Opened	Closed	Amount
					R23 305	R24 NEW SFR 2715 SQ FT	09/2023	04/2024	270,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	05/22/2024	515,000	YES
					/	DOUBLE H PROPERTIES LLC	08/23/2023	750,000	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2025	Land Value	94,076	94,076	11%	10,348	Assessed	58,349	6,312.28
Year Frozen		Improvements	438,609	436,374		48,001	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	532,685	530,450		58,349	Total Taxable	57,349	6,218.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108261	BIRKENFELD, KRISTINA KAY &			10	515,000	0	56,650	6,129.00
2024	2024-660108261	BIRKENFELD, KRISTINA KAY &			10	6,422	0	706	74.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:51
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0711		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	46,658.00 x 1.71 = 79,957		
Factor Value			
Adjustments	1.1766		
Lot Value	94,076		



660108261_002.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,674 / 2,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,674
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	695 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	438,609		
Lot Value	94,076		
Indicated Value	532,685	199.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	532,685	199.21	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	117.91	Total Misc Impr	+	19,540
Roofing Adj	+ 6.13	Garage Cost	+	42,402
Subfloor Adj	+ -4.50	Total RCN	=	447,560
Heat/Cool Adj	+ 17.38	Depreciation (2%)	-	8,951
Plumbing Adj	+ 7.29	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	438,609
Adj Base Cost	= 144.21	Lot Value	+	94,076
Total Area	x 2,674	Indicated Value	=	532,685
Adjusted Cost	= 385,618	Value Per SqFt		199.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160016	8x7		56	36.48		2,043
PRCH	Slab Porch - Covered	160017	21x14		294	35.22		10,355
FPPF	Fireplace - Prefabricated			2024	1	7,141.75		7,142



Rogers

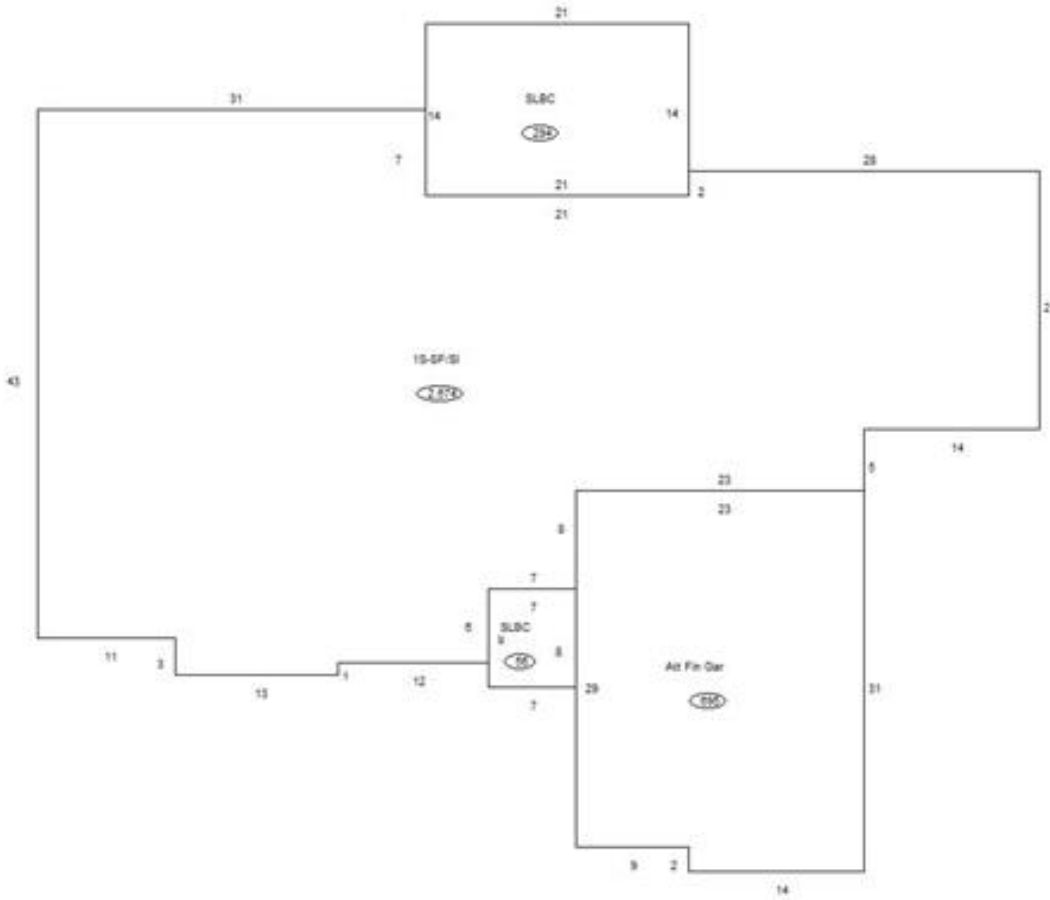
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:51
 Page 3

Sketch Image

660108261



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,674	1.000	2,674
2	G	5		10	Att Fin Gar	695	1.000	695
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	294	1.000	294
Total Building Area						2,674		2,674