



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:09:53
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Assessment Data Primary Image

Account 660108262
Parcel ID 000173-0001-003-0-000-00
Cadastral ID 35-23-14-02130
Property Type REAL - Real Property
Property Class RRP VI Area 2
Tax Area 10 - OOLOGAH RURAL/NW FIRE
Name ID 349161
KUSTERA, GLENN & JANICE



660108262

05/31/24

2547 CROSS CREEK DR
OOLOGAH OK 74053-0000

Parcel Location

Situs 02547 CROSS CREEK DR
Subdivision CLEAR CREEK AT WOODSIDE PHASE V
Lot/Block 0003 / 0001 Parcel Size 1 - Lots
Sec/Twn/Rng 35 / 23 / 14 / 5
Neighborhood 1021 - R-V02-NW OOLOGAH
School District S004 - OOLOGAH SCHOOLS

660108262_002.JPG

6/17/2024

Legal Description Lat/Long: 36.43041782 -95.78541762

Building Permits

LOT 3 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V

Number	Description	Opened	Closed	Amount
R25	NEW POOL	02/2025	07/2025	
R23 309	R24 NEW SFR 2755 SQ FT	09/2023	04/2024	225,000

Exemptions

Code	Type	Active	Maximum	Exemption
HV	Veteran	Yes	999,999	61,723

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	CHILDRESS, LLOYD E JR &	01/06/2026	600,000	YES
/	EXECUTIVE HOMES LLC	04/02/2024	510,500	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	2027	Land Value	90,007	90,007	11%	9,901	Assessed	61,723 6,677.29
Year Frozen		Improvements	473,090	471,114		51,822	Penalty	0
Uncapped Value	35,306	Mobile Home	0	0		0	Exemption	61,723 -5,812.00
TIF Project ID	0	Total Value	563,097	561,121		61,723	Total Taxable	0 865.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108262	CHILDRESS, LLOYD E JR &	10	510,500	56156		787.00
2024	2024-660108262	CHILDRESS, LLOYD E JR &	10	6,422	0	706	74.00



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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0984		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	47,847.00 x 1.68 = 80,552		
Factor Value			
Adjustments	1.1174		
Lot Value	90,007		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,755 / 2,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,755
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	716 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	429,331		
Lot Value	90,007		
Indicated Value	519,338	188.51	Per SqFt
Agland Value			
Site Improvements	43,759		
Total Value	563,097	204.39	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111.37	Total Misc Impr	+	23,641
Roofing Adj	+ 5.73	Garage Cost	+	40,791
Subfloor Adj	+ -4.42	Total RCN	=	438,093
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,762
Plumbing Adj	+ 6.64	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	429,331
Adj Base Cost	= 135.63	Lot Value	+	90,007
Total Area	x 2,755	Indicated Value	=	519,338
Adjusted Cost	= 373,661	Value Per SqFt		188.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160021	46		46	33.05		1,520
PRCH	Slab Porch - Covered	160022	366		366	31.73		11,613
FPPF	Fireplace - Prefabricated		1	2024	1	6,700.26		6,700
GENR	Generator - Residential Standby		1	2024	1	3,808.00		3,808



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 <small>660108262 05/31/24</small>	SPLG	Swimming Pool - In Ground	20x38x0	Base		760
	Qual	3	Cond 3	Year 2025	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (48.90 x 760)	37,164	37,164	1,858	35,306
 <small>660108262 05/31/24</small>	EPKS	Enclosed Porch - Kneewall Screen	21x14x8	Concrete	Composition Shingle	294
	Qual	0	Cond 0	Year 0	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (28.75 x 294)	8,453	8,453		8,453