



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:57
 Page 1

Assessment Data					Primary Image																																																																
Account 660108264 Parcel ID 000173-0001-005-0-000-00 Cadastral ID 35-23-14-02150 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 345572 SHEPARD, ALLISON & KYLE 2483 CROSS CREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02483 CROSS CREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE V Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660108264_001.JPG 10/22/2024</p>																																																																
Legal Description Lot/Long: 36.43041124 -95.78644243 LOT 5 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R24 031</td> <td>R25 NEW SFR 3242 SQ FT</td> <td>02/2024</td> <td>10/2024</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 031	R25 NEW SFR 3242 SQ FT	02/2024	10/2024	240,000																																								
Code	Type	Active	Maximum	Exemption																																																																	
H	Homestead	Yes	1,000	1,000																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R24 031	R25 NEW SFR 3242 SQ FT	02/2024	10/2024	240,000																																																																	
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>172,144</td> <td>172,144</td> <td>11%</td> <td>18,936</td> <td>Assessed</td> <td>64,542 6,982.25</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>414,602</td> <td>414,602</td> <td></td> <td>45,606</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>586,746</td> <td>586,746</td> <td></td> <td>64,542</td> <td>Total Taxable</td> <td>63,542 6,888.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2025	Land Value	172,144	172,144	11%	18,936	Assessed	64,542 6,982.25	Year Frozen		Improvements	414,602	414,602		45,606	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	TIF Project ID	0	Total Value	586,746	586,746		64,542	Total Taxable	63,542 6,888.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>10/11/2024</td> <td>570,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>DOUBLE H PROPERTIES LLC</td> <td>08/23/2023</td> <td>750,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	EXECUTIVE HOMES LLC	10/11/2024	570,000	YES	/	DOUBLE H PROPERTIES LLC	08/23/2023	750,000	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																													
Remove Cap	2025	Land Value	172,144	172,144	11%	18,936	Assessed	64,542 6,982.25																																																													
Year Frozen		Improvements	414,602	414,602		45,606	Penalty	0																																																													
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00																																																													
TIF Project ID	0	Total Value	586,746	586,746		64,542	Total Taxable	63,542 6,888.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	EXECUTIVE HOMES LLC	10/11/2024	570,000	YES																																																																	
/	DOUBLE H PROPERTIES LLC	08/23/2023	750,000	WB																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660108264</td> <td>SHEPARD, ALLISON & KYLE</td> <td>10</td> <td>570,000</td> <td>1000</td> <td>61,700</td> <td>6,689.00</td> </tr> <tr> <td>2024</td> <td>2024-660108264</td> <td>EXECUTIVE HOMES LLC</td> <td>10</td> <td>6,422</td> <td>0</td> <td>706</td> <td>74.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660108264	SHEPARD, ALLISON & KYLE	10	570,000	1000	61,700	6,689.00	2024	2024-660108264	EXECUTIVE HOMES LLC	10	6,422	0	706	74.00																																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660108264	SHEPARD, ALLISON & KYLE	10	570,000	1000	61,700	6,689.00																																																														
2024	2024-660108264	EXECUTIVE HOMES LLC	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 11:09:57
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0976		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	47,813.00 x 1.68 = 80,535		
Factor Value			
Adjustments	2.1375		
Lot Value	172,144		



660108264_001.JPG 10/22/2024

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,597 / 2,597
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,597
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	805 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Cost Approach Manual : 01/2025

Base Cost	112.84	Total Misc Impr	+	20,422
Roofing Adj	+ 5.78	Garage Cost	+	45,813
Subfloor Adj	+ -4.57	Total RCN	=	423,063
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,461
Plumbing Adj	+ 7.04	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	414,602
Adj Base Cost	= 137.40	Lot Value	+	172,144
Total Area	x 2,597	Indicated Value	=	586,746
Adjusted Cost	= 356,828	Value Per SqFt		225.93

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	414,602		
Lot Value	172,144		
Indicated Value	586,746	225.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	586,746	225.93	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161392	50		50	33.03		1,652
PRCH	Porch	161393	381		381	31.68		12,070
FPPF	Fireplace - Prefabricated		1	2024	1	6,700.26		6,700



Rogers

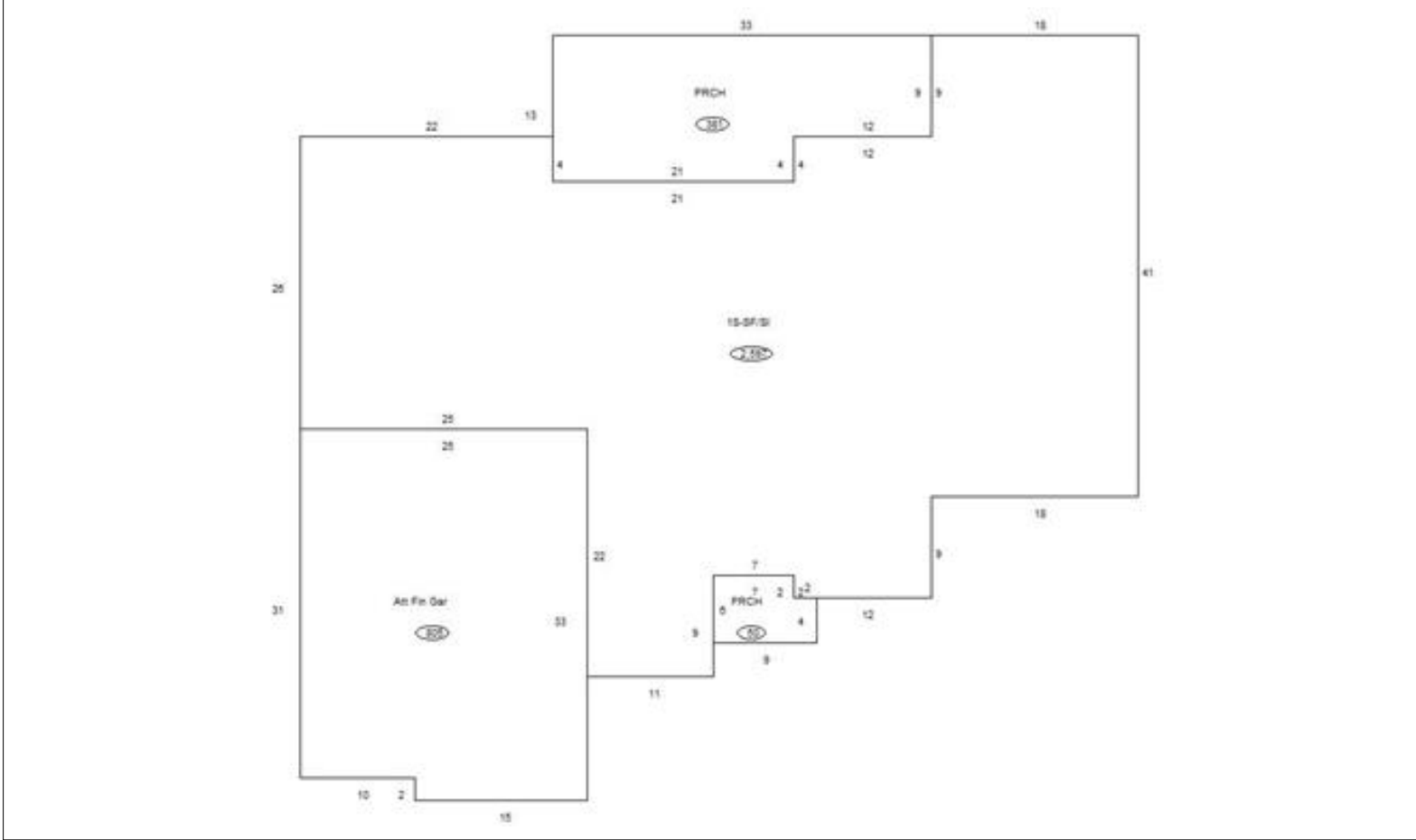
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:57
 Page 3

Sketch Image

660108264



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,597	1.000	2,597
2	G	5		10	Att Fin Gar	805	1.000	805
3	M	PRCH		10	PRCH	50	1.000	50
4	M	PRCH		10	PRCH	381	1.000	381
Total Building Area						2,597		2,597