



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:59
 Page 1

Assessment Data	Primary Image
-----------------	---------------

Account 660108265
Parcel ID 000173-0001-006-0-000-00
Cadastral ID 35-23-14-02160
Property Type REAL - Real Property
Property Class RRP VI Area 2
Tax Area 10 - OOLOGAH RURAL/NW FIRE
Name ID 345046
 UNREIN, MARTIN & KRISTY



2451 CROSS CREEK DR
 OOLOGAH OK 74053-0000

Parcel Location
Situs 02451 CROSS CREEK DR
Subdivision CLEAR CREEK AT WOODSIDE PHASE V
Lot/Block 0006 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng 35 / 23 / 14 / 5
Neighborhood 1021 - R-V02-NW OOLOGAH
School District S004 - OOLOGAH SCHOOLS

660108265_001.JPG 10/22/2024

Legal Description Lat/Long: 36.43042554 -95.78694660

LOT 6 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V

Building Permits

Number	Description	Opened	Closed	Amount
R24 192	NEW DTCH ACC BLDG 40X60	07/2024	02/2025	85,503
R24 002	R25 NEW SFR 3242 SQ FT	01/2024	10/2024	240,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	EXECUTIVE HOMES LLC	08/16/2024	593,000	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	122,290	122,290	11%	13,452	Assessed	74,868 8,099.34
Year Frozen		Improvements	559,723	558,328		61,416	Penalty	0
Uncapped Value	69,828	Mobile Home	0	0	0	0	Exemption	1,000 -94.00
TIF Project ID	0	Total Value	682,013	680,618	74,868	74,868	Total Taxable	73,868 8,005.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108265	UNREIN, MARTIN & KRISTY	10	593,000	1000	64,230	6,963.00
2024	2024-660108265	UNREIN, MARTIN & KRISTY	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 11:09:59
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.9572		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	41,696.00 x 1.80 = 75,053		
Factor Value			
Adjustments	1.6294		
Lot Value	122,290		



660108265_001.JPG 10/22/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,564 / 3,229
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,564
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 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	
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	489,895		
Lot Value	122,290		
Indicated Value	612,185	189.59	Per SqFt
Agland Value			
Site Improvements	69,828		
Total Value	682,013	211.21	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.37	Total Misc Impr	+	22,275
Roofing Adj	+ 4.91	Garage Cost	+	48,839
Subfloor Adj	+ -3.63	Total RCN	=	499,893
Heat/Cool Adj	+ 17.38	Depreciation (2%)	-	9,998
Plumbing Adj	+ 7.76	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	489,895
Adj Base Cost	= 132.79	Lot Value	+	122,290
Total Area	x 3,229	Indicated Value	=	612,185
Adjusted Cost	= 428,779	Value Per SqFt		189.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	2024	1	7,141.75	7,142
PRCH	Porch	161396	50			50	36.50	1,825
PRCH	Porch	161397	381			381	34.93	13,308



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

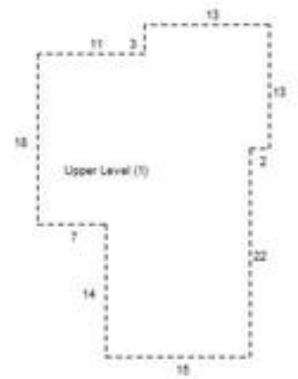
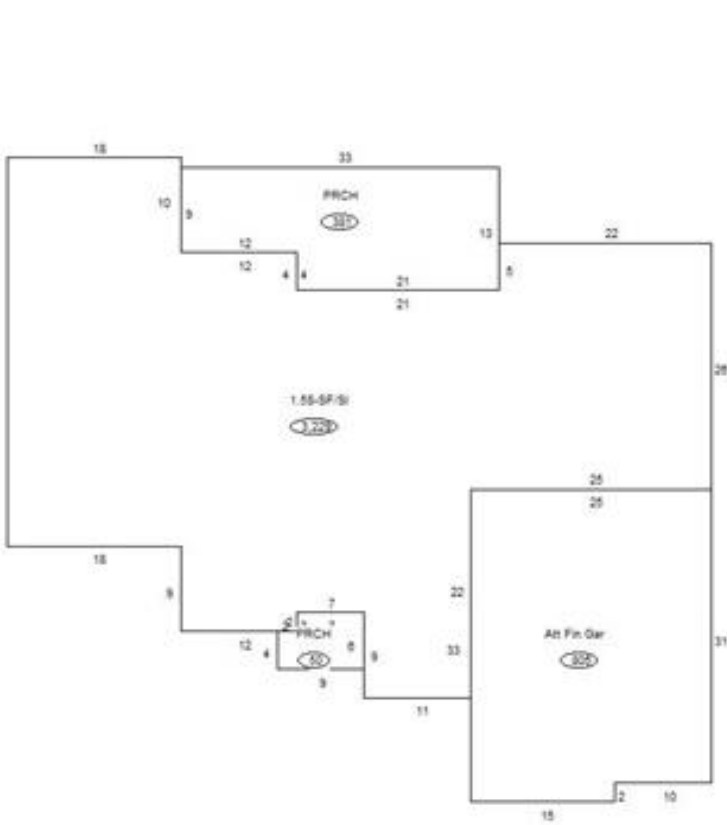
Date 04/18/2026

Time 11:09:59

Page 3

Sketch Image

660108265



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,564	1.259	3,229
2	G	5		13	Att Fin Gar	805	1.000	805
3	M	PRCH		13	PRCH	50	1.000	50
4	M	PRCH		13	PRCH	381	1.000	381
5	U	^UL		13	Upper Level (1)	665	1.000	665
Total Building Area						2,564		3,229



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:09:59
 Page 4

660108265

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x60x16	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (28.01 x 2,400)	67,224	67,224	672	66,552
	LNT0	Lean To - Attached	12x20x8	Concrete	Formed Metal	240
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD
		Base Cost (14.52 x 240)	3,485	3,485	209	3,276