



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:10:05
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Assessment Data					Primary Image				
Account	660108268				No Image On File				
Parcel ID	000173-0001-009-0-000-00								
Cadastral ID	35-23-14-02190								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	346148								
MCKAY, BRODY TAYLOR & WHITNEY E									
2452 CROSS CREEK DR OOLOGAH OK 74053-0000									
Parcel Location									
Situs	02452 CROSS CREEK DR								
Subdivision	CLEAR CREEK AT WOODSIDE PHASE V								
Lot/Block	0009 / 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: 36.42940087 -95.78679640									
Building Permits									
LOT 9 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V									
		Number	Description	Opened	Closed	Amount			
		R24 257	NEW SFR 2583 SQ FT	08/2024	02/2025	230,000			
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	01/08/2025	497,500	15
					/	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	2026	Land Value	126,140	126,140	11%	13,875	Assessed	55,043	5,954.64
Year Frozen		Improvements	374,256	374,256		41,168	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-95.00
TIF Project ID	0	Total Value	500,396	500,396		55,043	Total Taxable	54,043	5,860.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108268	MCKAY, BRODY TAYLOR &			10	495,261	1000	44,307	4,807.00
2024	2024-660108268	EXECUTIVE HOMES LLC			10	6,422	0	706	74.00



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Lot Data	Square-Foot - NBHD 1021 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.0254	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	44,665.00 x 1.77 = 78,961	
Factor Value		
Adjustments	1.5975	
Lot Value	126,140	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,522 / 2,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,522
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	725 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	

Cost Approach		Manual : 01/2025	
Base Cost	109.10	Total Misc Impr	+ 15,731
Roofing Adj	+ 5.15	Garage Cost	+ 33,814
Subfloor Adj	+ -3.37	Total RCN	= 381,894
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 7,638
Plumbing Adj	+ 6.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 374,256
Adj Base Cost	= 131.78	Lot Value	+ 126,140
Total Area	x 2,522	Indicated Value	= 500,396
Adjusted Cost	= 332,349	Value Per SqFt	198.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	374,256		
Lot Value	126,140		
Indicated Value	500,396	198.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	500,396	198.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165886	172		172	28.91		4,973
PATC	Patio - Covered	165887	18x14		252	19.09		4,811
FPPF	Fireplace - Prefabricated		1	2024	1	5,947.13		5,947



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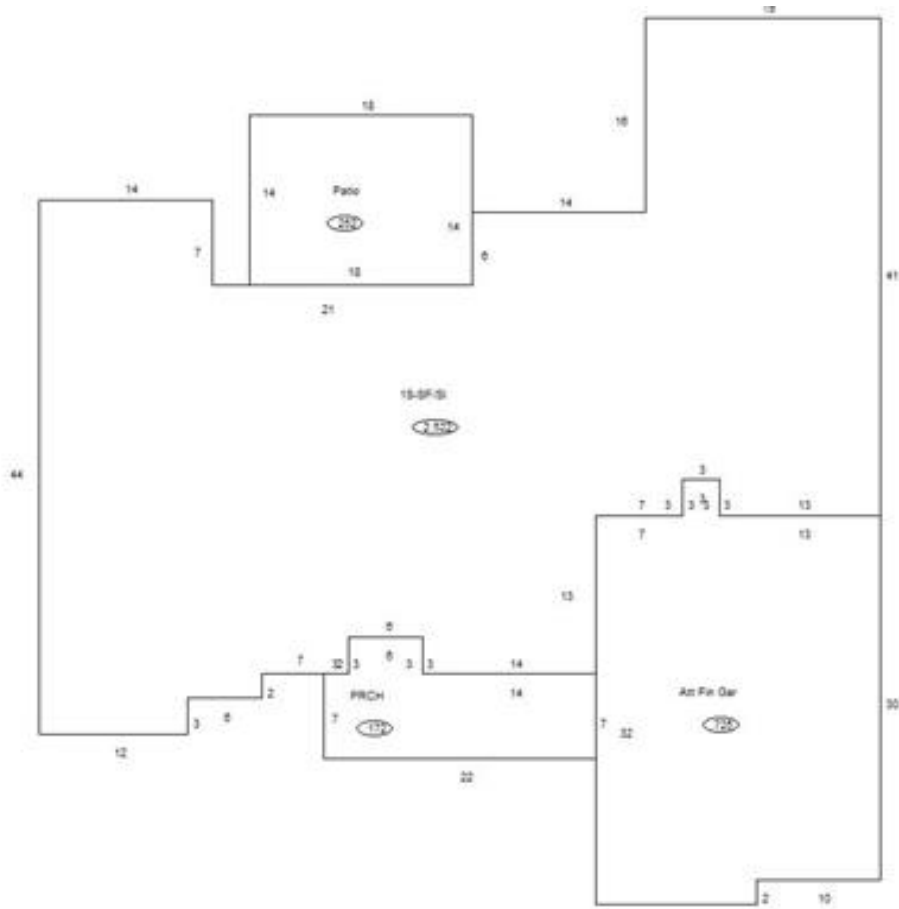
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Sketch Image

660108268



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,522	1.000	2,522
2	G	5		10	Att Fin Gar	725	1.000	725
3	M	PRCH		10	PRCH	172	1.000	172
4	M	PATC		10	Patio	252	1.000	252
Total Building Area						2,522		2,522