



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:10:07  
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### Assessment Data Primary Image

Account 660108269  
Parcel ID 000173-0001-010-0-000-00  
Cadastral ID 35-23-14-02200  
Property Type REAL - Real Property  
Property Class RRP VI Area 2  
Tax Area 10 - OOLOGAH RURAL/NW FIRE  
Name ID 347565  
PEARCE, ALEX N & ASHLEY D

2484 CROSS CREEK DR  
OOLOGAH OK 74053-0000

#### Parcel Location

Situs 02484 CROSS CREEK DR  
Subdivision CLEAR CREEK AT WOODSIDE PHASE V  
Lot/Block 0010 / 0001 Parcel Size 1 - Lots  
Sec/Twn/Rng 35 / 23 / 14 / 5  
Neighborhood 1021 - R-V02-NW OOLOGAH  
School District S004 - OOLOGAH SCHOOLS



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10/22/2024

Legal Description Lat/Long: 36.42938895 -95.78625880

LOT 10 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V

#### Building Permits

Number	Description	Opened	Closed	Amount
R24 017	R25 NEW SFR 3613 SQ FT	01/2024	10/2024	240,000

#### Exemptions

Code	Type	Active	Maximum	Exemption
HV	Veteran	Yes	999,999	69,968

#### Sale History

Bk/Pg	Grantor	Date	Price	Code
/	EXECUTIVE HOMES LLC	07/11/2025	632,000	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	105,472	105,472	11%	11,602	Assessed	69,968 7,569.25
Year Frozen		Improvements	530,597	530,597		58,366	Penalty	0
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	69,968 -6,589.00
TIF Project ID	0	Total Value	636,069	636,069	69,968	69,968	Total Taxable	0 980.00

#### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108269	PEARCE, ALEX N & ASHLEY D	10	210,425	0	23,146	2,504.00
2024	2024-660108269	EXECUTIVE HOMES LLC	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	1.062		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	46,260.00 x 1.72 = 79,758		
Factor Value			
Adjustments	1.3224		
Lot Value	105,472		



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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	2,604 / 3,592
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,604
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 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	

Cost Approach		Manual : 01/2025	
Base Cost	105.50	Total Misc Impr	+ 28,472
Roofing Adj	+ 4.47	Garage Cost	+ 42,402
Subfloor Adj	+ -3.31	Total RCN	= 541,426
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 10,829
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 530,597
Adj Base Cost	= 131.00	Lot Value	+ 105,472
Total Area	x 3,592	Indicated Value	= 636,069
Adjusted Cost	= 470,552	Value Per SqFt	177.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	530,597		
Lot Value	105,472		
Indicated Value	636,069	177.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	636,069	177.08	Total Value Per SqFt

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	161407	10x8			80	36.38	2,910
PRCH	Porch	161408	535			535	34.43	18,420



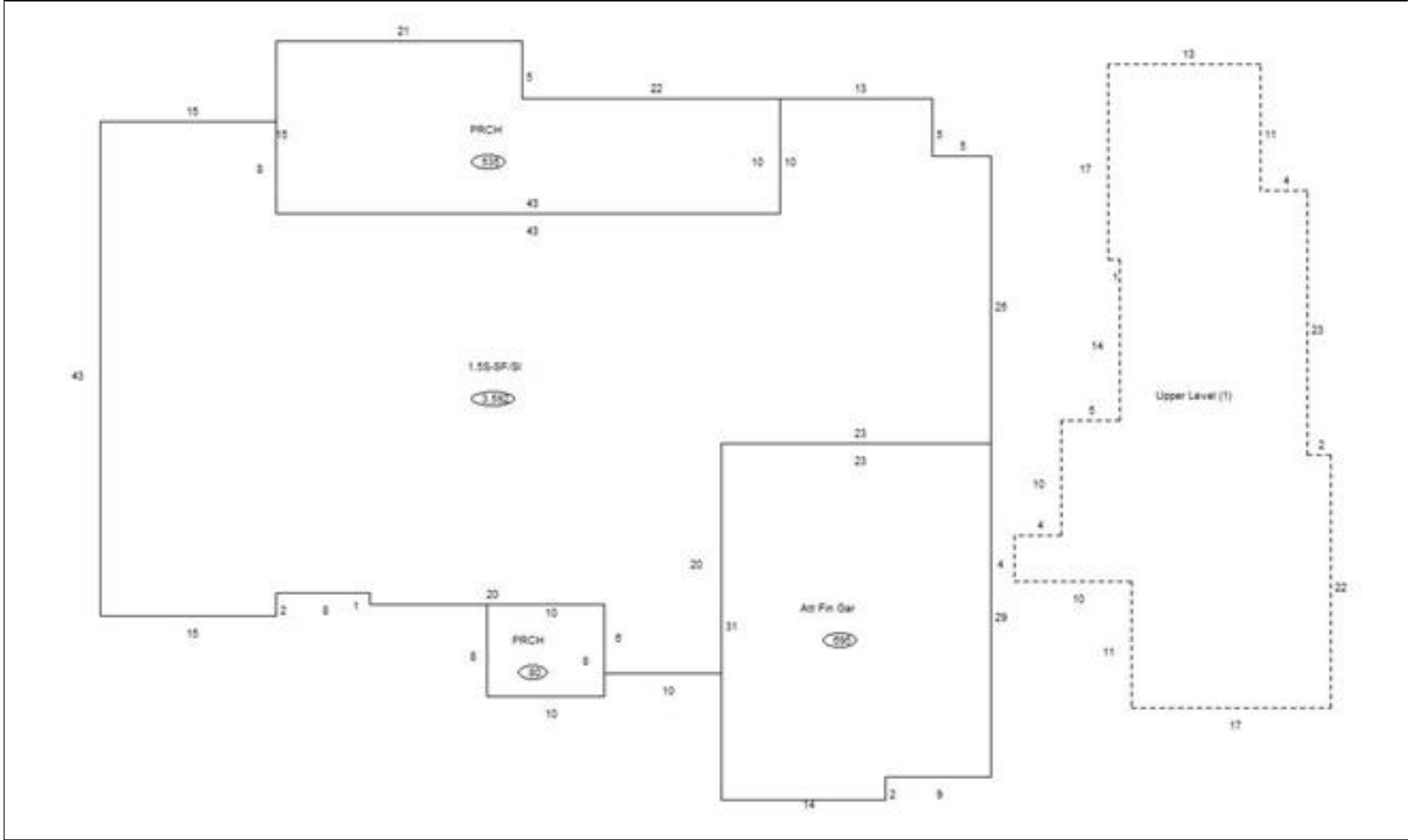
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	2,604	1.379	3,592
2	U	^UL		10	Upper Level (1)	988	1.000	988
3	G	5		10	Att Fin Gar	695	1.000	695
4	M	PRCH		10	PRCH	80	1.000	80
5	M	PRCH		10	PRCH	535	1.000	535
<b>Total Building Area</b>						<b>2,604</b>		<b>3,592</b>