



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:10:11
 Page 1

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

Account 660108271
Parcel ID 000173-0001-012-0-000-00
Cadastral ID 35-23-14-02220
Property Type REAL - Real Property
Property Class RRP VI Area 2
Tax Area 10 - OOLOGAH RURAL/NW FIRE
Name ID 343946
 HART, REBECCA LYNN &
 ANTHONY WAYNE

 2548 CROSS CREEK DR
 OOLOGAH OK 74053-0000

Parcel Location
Situs 02548 CROSS CREEK DR
Subdivision CLEAR CREEK AT WOODSIDE PHASE V
Lot/Block 0012 / 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: 36.42939439 -95.78527912
-------------------	------------------------------------

LOT 12 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V

Building Permits					
Number	Description	Opened	Closed	Amount	

Number	Description	Opened	Closed	Amount	
R24 042	NEW POOL	05/2024	07/2024	59,500	
R23 310	R24 NEW SFR 3242 SQ FT	09/2023	04/2024	240,000	

Exemptions					Sale History				
------------	--	--	--	--	--------------	--	--	--	--

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

Bk/Pg	Grantor	Date	Price	Code
/	EXECUTIVE HOMES LLC	03/28/2024	581,500	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	2025	Land Value	78,765	78,765	11%	8,664	Assessed	66,828	7,229.56
Year Frozen		Improvements	529,048	528,765		58,164	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-95.00
TIF Project ID	0	Total Value	607,813	607,530		66,828	Total Taxable	65,828	7,135.00

Assessment History								
--------------------	--	--	--	--	--	--	--	--

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108271	HART, REBECCA LYNN &	10	589,835	1000	63,882	6,925.00
2024	2024-660108271	HART, REBECCA LYNN &	10	7,911	0	870	91.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:10:11
 Page 2

Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0164		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,274.00 x 1.78 =	78,765	
Factor Value			
Adjustments	1.0000		
Lot Value	78,765		



660108271_001.JPG 6/17/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,619 / 3,238
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
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	500,548		
Lot Value	78,765		
Indicated Value	579,313	178.91	Per SqFt
Agland Value			
Site Improvements	28,500		
Total Value	607,813	187.71	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.60	Total Misc Impr	+	19,322
Roofing Adj	+ 4.98	Garage Cost	+	48,839
Subfloor Adj	+ 0.00	Total RCN	=	510,763
Heat/Cool Adj	+ 17.38	Depreciation (2%)	-	10,215
Plumbing Adj	+ 7.73	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	500,548
Adj Base Cost	= 136.69	Lot Value	+	78,765
Total Area	x 3,238	Indicated Value	=	579,313
Adjusted Cost	= 442,602	Value Per SqFt		178.91

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160030	50		50	36.50		1,825
PRCH	Slab Porch - Covered	160031	21x14		294	35.22		10,355
FPPF	Fireplace - Prefabricated		1	2024	1	7,141.75		7,142



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

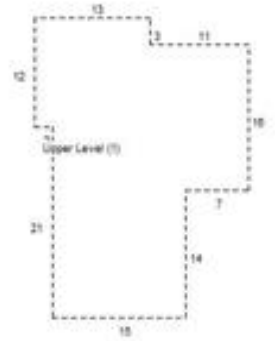
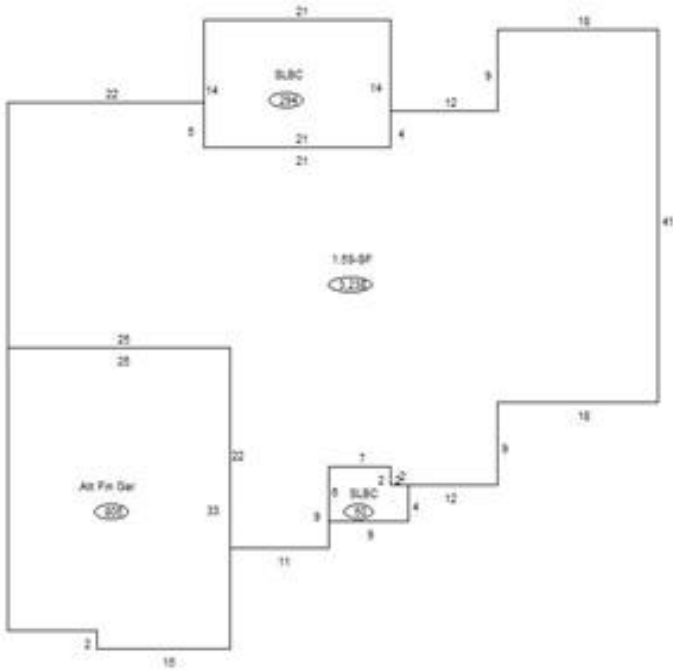
Date 04/18/2026

Time 11:10:11

Page 3

Sketch Image

660108271



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5		13	1.5S-SF	2,619	1.236	3,238
2	U	^UL		13	Upper Level (1)	619	1.000	619
3	G	5		13	Att Fin Gar	805	1.000	805
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PRCH		13	SLBC	294	1.000	294
Total Building Area						2,619		3,238



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:10:11
Page 4

660108271

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond 6	Year 2024	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500