



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:10:13
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Assessment Data					Primary Image																																					
Account 660108272 Parcel ID 000173-0001-013-0-000-00 Cadastral ID 35-23-14-02230 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348198 EDWARDS, RONDA & JUSTIN 2580 CROSS CREEK DR OOLOGAH OK 74053-0000 Parcel Location Situs 02580 CROSS CREEK DR Subdivision CLEAR CREEK AT WOODSIDE PHASE V Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660108272_001.JPG 11/5/2025</p>																																					
Legal Description Lot/Long: 36.42938304 -95.78473342																																										
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 272</td> <td>NEW SFR 3001 SQ FT</td> <td>08/2024</td> <td>11/2025</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 272	NEW SFR 3001 SQ FT	08/2024	11/2025	230,000																							
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0589		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	46,125.00 x 1.73 = 79,691		
Factor Value			
Adjustments	1.1288		
Lot Value	89,955		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,005 / 3,005
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,005
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	795 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	485,547		
Lot Value	89,955		
Indicated Value	575,502	191.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	575,502	191.51	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.74	Total Misc Impr	+ 18,905
Roofing Adj	+ 6.01	Garage Cost	+ 48,233
Subfloor Adj	+ -4.37	Total RCN	= 490,452
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 4,905
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 485,547
Adj Base Cost	= 140.87	Lot Value	+ 89,955
Total Area	x 3,005	Indicated Value	= 575,502
Adjusted Cost	= 423,314	Value Per SqFt	191.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	180511	76		76	36.40		2,766
PATC	Patio - Covered	180512	451		451	19.95		8,997
FPPF	Fireplace - Prefabricated		1	2025	1	7,141.75		7,142



Rogers

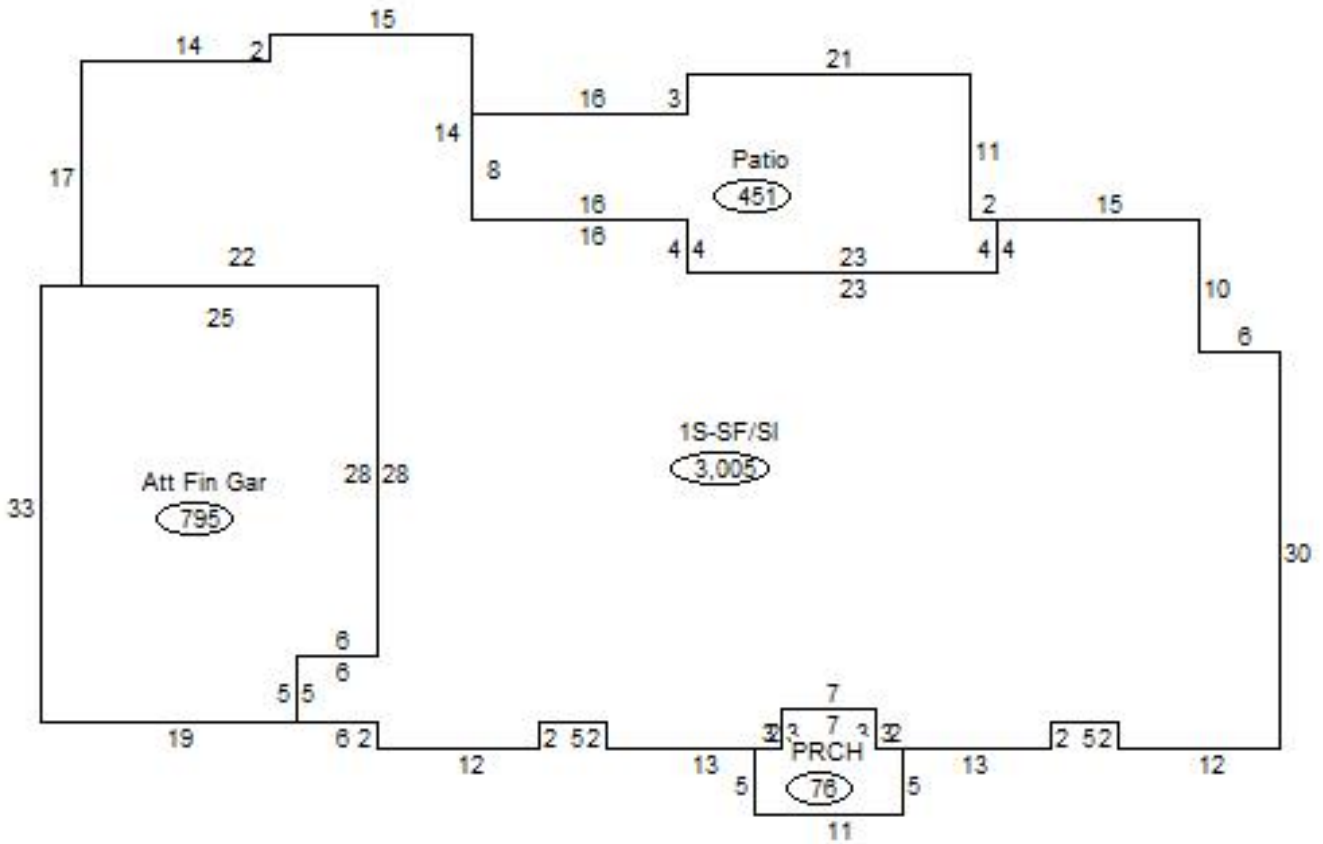
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,005	1.000	3,005
2	G	5		20	Att Fin Gar	795	1.000	795
3	M	PRCH		20	PRCH	76	1.000	76
4	M	PATC		20	Patio	451	1.000	451
Total Building Area						3,005		3,005