



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
Account 660108274 Parcel ID 000173-0001-015-0-000-00 Cadastral ID 35-23-14-02250 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 348692 WALES, JULIE & MICHAEL 2676 CREEK TRAIL LN OOLOGAH OK 74053-0000 Parcel Location Situs 02676 CREEK TRAIL LN Subdivision CLEAR CREEK AT WOODSIDE PHASE V Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>660108274_001.JPG 11/5/2025</p>																																																																
Legal Description Lat/Long: 36.42929302 -95.78342055 LOT 15 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V																																																																					
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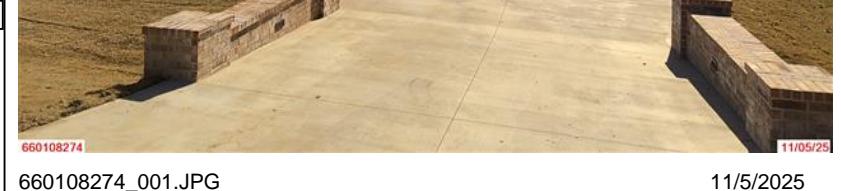
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Lot Data		Square-Foot - NBHD 1021 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.5419		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	67,164.00 x 1.34 = 89,936		
Factor Value			
Adjustments	1.7625		
Lot Value	158,514		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,940 / 2,940
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,940
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	907 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	109.59	Total Misc Impr	+ 14,730
Roofing Adj	+ 5.66	Garage Cost	+ 51,617
Subfloor Adj	+ -4.37	Total RCN	= 458,572
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,586
Plumbing Adj	+ 6.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 453,986
Adj Base Cost	= 133.41	Lot Value	+ 158,514
Total Area	x 2,940	Indicated Value	= 612,500
Adjusted Cost	= 392,225	Value Per SqFt	208.33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	453,986		
Lot Value	158,514		
Indicated Value	612,500	208.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	612,500	208.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	180516	12x5		60	33.00		1,980
PATC	Patio - Covered	180517	312		312	19.39		6,050
FPPF	Fireplace - Prefabricated		1	2025	1	6,700.26		6,700



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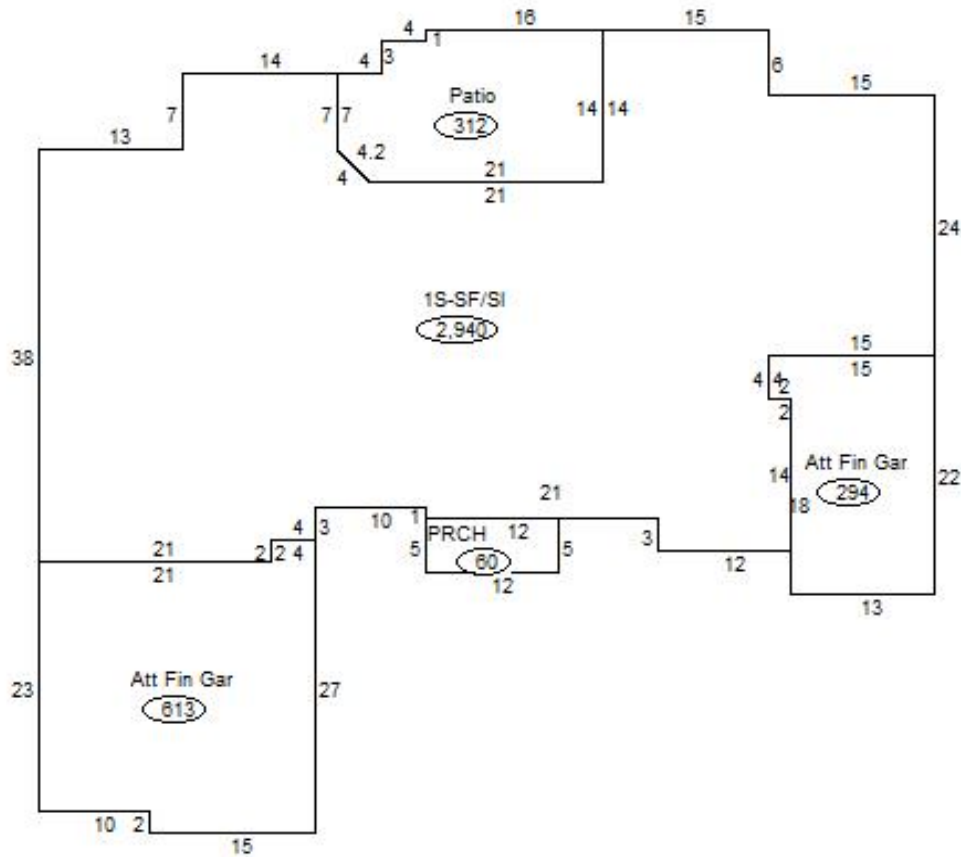
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Sketch Image

660108274



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,940	1.000	2,940
2	G	5		20	Att Fin Gar	613	1.000	613
3	G	5		20	Att Fin Gar	294	1.000	294
4	M	PRCH		20	PRCH	60	1.000	60
5	M	PATC		20	Patio	312	1.000	312
Total Building Area						2,940		2,940