



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660108276 <b>Parcel ID</b> 000173-0001-017-0-000-00 <b>Cadastral ID</b> 35-23-14-02270 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 345044 CRENSHAW, MICHAEL & THAINA REVOCABLE LIVING TRUST  2740 CREEK TRAIL LN OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 02740 CREEK TRAIL LN <b>Subdivision</b> CLEAR CREEK AT WOODSIDE PHASE V <b>Lot/Block</b> 0017 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 35 / 23 / 14 / 5 <b>Neighborhood</b> 1021 - R-V02-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>660108276_001.JPG 10/22/2024</p>																																																																
<b>Legal Description</b> Lot/Long: 36.42928676 -95.78209818 LOT 17 BLOCK 1 CLEAR CREEK AT WOODSIDE PHASE V																																																																					
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Lot Data		Square-Foot - NBHD 1021 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8738		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	38,061.00 x 1.80 = 68,510		
Factor Value			
Adjustments	0.9544		
Lot Value	65,386		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,624 / 2,624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,624
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	796 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	441,680		
Lot Value	65,386		
Indicated Value	507,066	193.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	507,066	193.24	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.22	Total Misc Impr	+ 22,866
Roofing Adj	+ 6.15	Garage Cost	+ 48,293
Subfloor Adj	+ -4.54	Total RCN	= 450,694
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 9,014
Plumbing Adj	+ 7.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 441,680
Adj Base Cost	= 144.64	Lot Value	+ 65,386
Total Area	x 2,624	Indicated Value	= 507,066
Adjusted Cost	= 379,535	Value Per SqFt	193.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161411	8x7		56	36.48		2,043
PRCH	Porch	161412	28x14		392	34.90		13,681
FPPF	Fireplace - Prefabricated			2024	1	7,141.75		7,142



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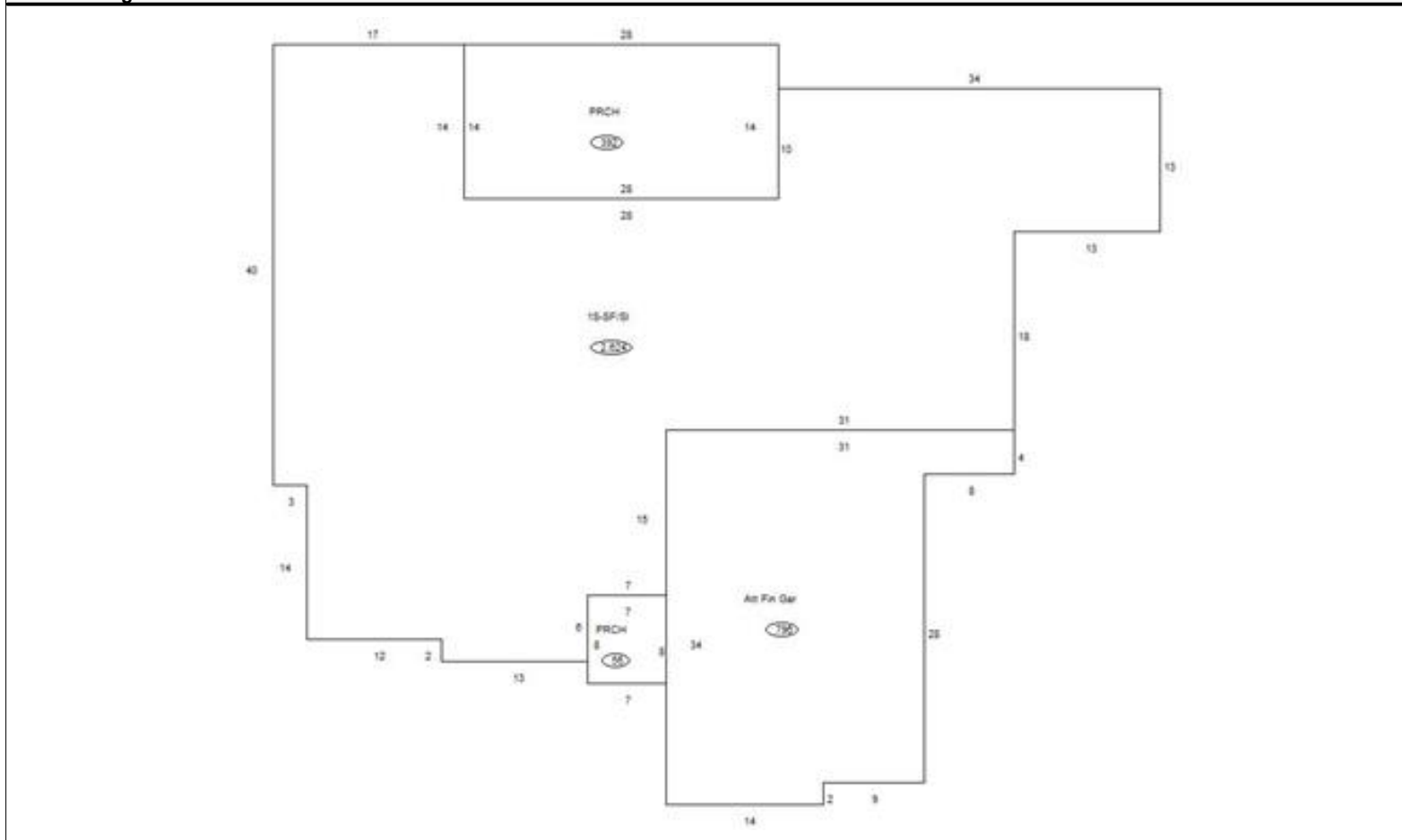
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,624	1.000	2,624
2	G	5		10	Att Fin Gar	796	1.000	796
3	M	PRCH		10	PRCH	56	1.000	56
4	M	PRCH		10	PRCH	392	1.000	392
<b>Total Building Area</b>						2,624		2,624