



# 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	660005856				<p>01/06/2021 10:56</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0008 (7).JPG 1/7/2021</p>									
Parcel ID	23N16E-06-2-00000-000-0000													
Cadastral ID	06-23-16-01500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	336346													
BAUER, LAURA A														
7033 S 4130 RD TALALA OK 74080-0000														
<b>Parcel Location</b>														
Situs	07033 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	4.99 - Acres											
Sec/Twn/Rng	6 / 23 / 16 / 2													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.50952171 -95.65005080														
W 425' N 511.50' GOV'T LOT 4.														
<b>Building Permits</b>														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	MCCUMBER, TIMOTHY J &	10/29/2021	472,000	YES										
2699/459	ADKINS, THEODORE H &	03/20/2018	358,000	YES										
2388/215	ADKINS, THEODORE H	03/07/2014	0	4										
2141/563	WARD, DONALD SCOTT &	11/12/2010	280,000	YES										
2119/670	METLIFE HOME LOAN	07/22/2010	195,000	YES										
2072/161	BELITZ, TIMOTHY E	11/17/2009	0	10										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2022	Land Value	82,816	82,816	11%	9,110	Assessed	48,624 5,260.22						
Year Frozen	0	Improvements	359,220	359,220		39,514	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00						
TIF Project ID	0	Total Value	442,036	442,036		48,624	Total Taxable	47,624 5,166.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005856	BAUER, LAURA A	10	430,099	1000	46,312	5,024.00							
2024	2024-660005856	BAUER, LAURA A	10	445,607	1000	48,017	5,043.00							
2023	2023-660005856	BAUER, LAURA A	10	472,000	1000	50,920	5,309.00							
2022	2022-660005856	BAUER, LAURA A	10	472,083	1000	50,929	5,286.00							
2021	2021-660005856	MCCUMBER, TIMOTHY J &	10	386,576	1000	41,004	4,288.00							
2020	2020-660005856	MCCUMBER, TIMOTHY J &	10	372,557	1000	39,781	4,222.00							
2019	2019-660005856	MCCUMBER, TIMOTHY J &	10	359,937	1000	38,593	4,020.00							
2018	2018-660005856	MCCUMBER, TIMOTHY J &	10	278,200	1000	27,742	2,993.00							
2017	2017-660005856	ADKINS, THEODORE H &	10	275,429	1000	26,905	3,072.00							
2016	2016-660005856	ADKINS, THEODORE H &	10	252,708	1000	26,092	2,716.00							
2015	2015-660005856	ADKINS, THEODORE H &	10	243,290	1000	25,303	2,492.00							
2014	2014-660005856	ADKINS, THEODORE H &	10	232,157	0	25,537	2,499.00							
2013	2013-660005856	ADKINS, THEODORE H	10	238,334	0	24,986	2,364.00							



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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.0048		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	218,008.00 x .38 = 82,816		
Factor Value			
Adjustments	1.0000		
Lot Value	82,816		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Stucco
Base/Total Area	2,583 / 3,906
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,583
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.5 /
Basement Area	
Garage Type	598 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	439,079 112.41 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	346,935
Lot Value	82,816
Indicated Value	429,751 110.02 Per SqFt
Agland Value	
Site Improvements	12,285
Total Value	442,036 113.17 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.00	Total Misc Impr	+ 15,625
Roofing Adj	+ 3.40	Garage Cost	+ 28,626
Subfloor Adj	+ -2.22	Total RCN	= 510,198
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	- 163,263
Plumbing Adj	+ 9.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 346,935
Adj Base Cost	= 119.29	Lot Value	+ 82,816
Total Area	x 3,906	Indicated Value	= 429,751
Adjusted Cost	= 465,947	Value Per SqFt	110.02

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PATO	SLAB PORCH - OPEN	13853	196		196	11.93		2,338
PRCH	SLAB PORCH - COVERED	13854	13x4		52	29.37		1,527
PATO	SLAB PORCH - OPEN	13855	25x22		550	9.69		5,330



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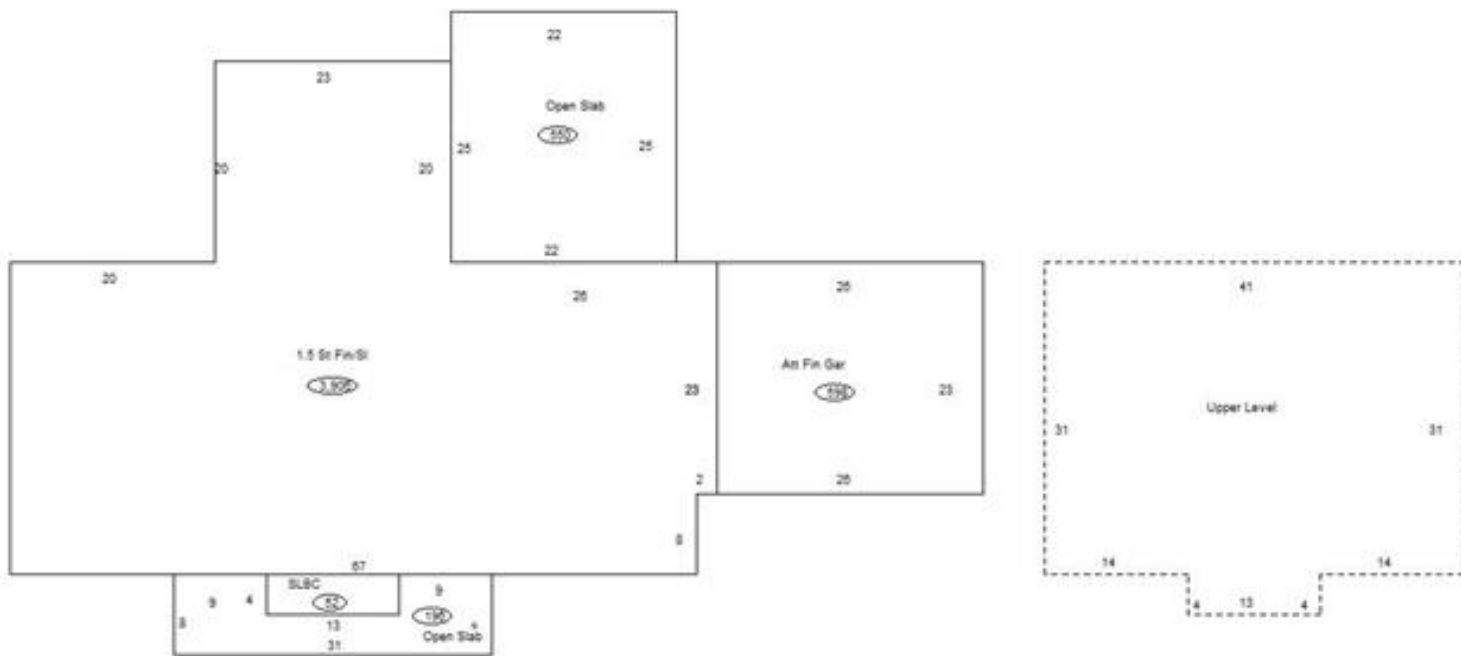
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,583	1.512	3,906
2	G	5		13	Att Fin Gar	598	1.000	598
3	M	PATO		13	Open Slab	196	1.000	196
4	M	PRCH		13	SLBC	52	1.000	52
5	M	PATO		13	Open Slab	550	1.000	550
6	U	^UL		13	Upper Level	1,323	1.000	1,323
<b>Total Building Area</b>						<b>2,583</b>		<b>3,906</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	6x12x8	Plank	Formed Metal	72
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.17 x 72)		804	804	370	434
	LNT0	LEAN-TO	8x35x8	Dirt	Formed Metal	280
	Qual 2	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.52 x 280)		2,386	2,386	1,909	477
	BNGP	Barn - General Purpose	35x32x10	Concrete	Formed Metal	1,120
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.04 x 1,120)		29,165	29,165	17,791	11,374