



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:44:28  
Page 1

Assessment Data					Primary Image				
Account	660017159				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-5\IMG_007! 10/12/2021</p>				
Parcel ID	000000-00-0-20010-006-0011								
Cadastral ID	19-20-15-01810								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	315186								
BAKER, JONATHAN R									
308 W WATKINS ST CATOOSA OK 74015-0000									
Parcel Location									
Situs	00308 W WATKINS ST								
Subdivision	CATOOSA O T								
Lot/Block	0011 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 20 / 15 / 5								
Neighborhood	1184 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19205875 -95.74939643									
Building Permits									
LOT 11 BLOCK 6 CATOOSA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2472/794	REDFERN, JONATHON CALEB	05/07/2015	115,000	YES
					1557/935	FRETZ, MIKE INC	12/23/2003	107,500	YES
					1530/828	REDFERN, JONATHAN & KATIE	09/18/2003	6,000	YES
					1493/154	TAYLOR, GLEN W & BEVERLY J	07/01/2003	0	11
Sale History									
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2016	Land Value	54,225	10,223	11%	1,125	Assessed	21,210	2,262.26
Year Frozen	0	Improvements	247,596	182,593		20,085	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	301,821	192,816		21,210	Total Taxable	20,210	2,156.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017159	BAKER, JONATHAN R	1	266,003	1000	19,592	2,090.00		
2024	2024-660017159	BAKER, JONATHAN R	1	269,835	1000	18,992	2,003.00		
2023	2023-660017159	BAKER, JONATHAN R	1	196,581	1000	18,410	1,889.00		
2022	2022-660017159	BAKER, JONATHAN R	1	197,558	1000	17,845	1,791.00		
2021	2021-660017159	BAKER, JONATHAN R	1	166,610	1000	17,296	1,522.00		
2020	2020-660017159	BAKER, JONATHAN R	1	163,743	1000	16,763	1,485.00		
2019	2019-660017159	BAKER, JONATHAN R	1	156,780	0	17,246	1,549.00		
2018	2018-660017159	BAKER, JONATHAN R	1	159,684	0	17,565	1,568.00		
2017	2017-660017159	BAKER, JONATHAN R	1	158,278	0	17,411	1,572.00		
2016	2016-660017159	BAKER, JONATHAN R	1	153,871	0	16,926	1,505.00		
2015	2015-660017159	BAKER, JONATHAN R	1	166,029	1000	14,914	1,333.00		
2014	2014-660017159	REDFERN, JONATHON CALEB	1	167,554	1000	14,450	1,307.00		
2013	2013-660017159	REDFERN, JONATHON CALEB	1	144,734	1000	14,000	1,253.00		



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Date 04/16/2026  
Time 22:44:28  
Page 2

Lot Data		Square-Foot - NBHD 1184 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.4149							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	18,075.00 x 3.00 = 54,225							
Factor Value								
Adjustments	1.0000							
Lot Value	54,225							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3.5 - Average							
Quality	3 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood							
Base/Total Area	2,185 / 2,185							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,185							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	2003 / 16							
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	98.73	Total Misc Impr	+	10,368				
Roofing Adj	+ 4.60	Garage Cost	+					
Subfloor Adj	+ -2.19	Total RCN	=	274,491				
Heat/Cool Adj	+ 12.64	Depreciation ( 17%)	-	46,663				
Plumbing Adj	+ 7.10	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	227,828				
Adj Base Cost	= 120.88	Lot Value	+	54,225				
Total Area	x 2,185	Indicated Value	=	282,053				
Adjusted Cost	= 264,123	Value Per SqFt		129.09				
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	227,828							
Lot Value	54,225							
Indicated Value	282,053							
Agland Value	129.09 Per SqFt							
Site Improvements	19,768							
Total Value	301,821							
	138.13 Total Value Per SqFt							
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	41364	13x11		143	26.48		3,787
PRCH	SLAB PORCH - COVERED	41365	6x6		36	26.82		966

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### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code 1 Test  
Adusted R 0.8445  
Indicated Value 232,931 106.60 Per SqFt

### Direct Comparables

Selection Model A Adam Test  
Adjustment Model 1 2022 Residential  
Comparables  
Indicated Value



# Rogers

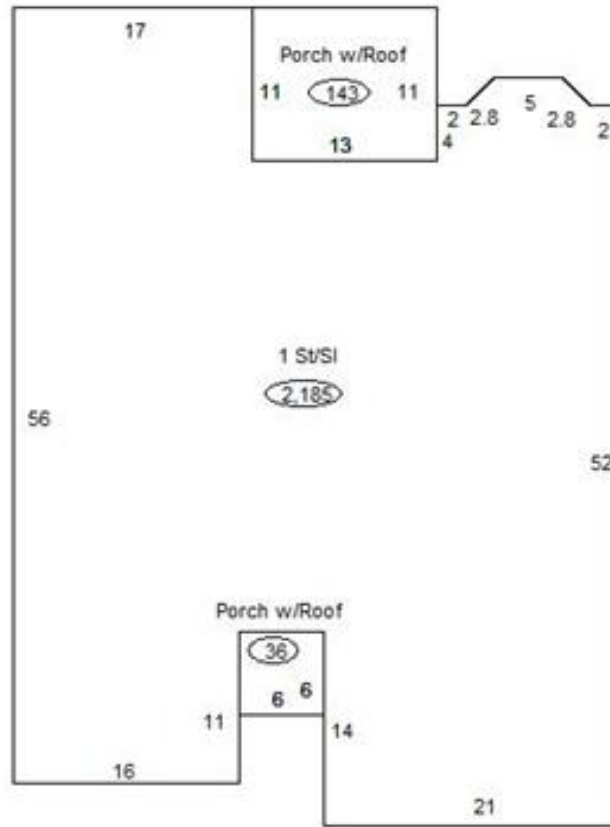
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Date 04/16/2026  
 Time 22:44:28  
 Page 3

Sketch Image

660017159



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,185	1.000	2,185
2	M	PRCH		13	SLBC	143	1.000	143
3	M	PRCH		13	SLBC	36	1.000	36
<b>Total Building Area</b>						2,185		2,185



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Date 04/16/2026  
Time 22:44:28  
Page 4

660017159

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		26x30x10	Concrete	Formed Metal	780
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.60 x 780)	23,868		23,868	5,967	17,901

LNT0	Lean To - Attached		22x10x9	Concrete	Formed Metal	220
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (17.68 x 220)	3,890		3,890	2,023	1,867