



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:41:23  
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Assessment Data					Primary Image									
Account	660017200				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0049. 9/7/2021</p>									
Parcel ID	000000-00-0-20120-001-0014													
Cadastral ID	19-20-15-02220													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	185134													
BAIRD, THOMAS J & CINDA JO														
205 N CHRISTY CATOOSA OK 74015-0000														
Parcel Location														
Situs	00205 N CHRISTY ST													
Subdivision	SHADOW VALLEY													
Lot/Block	0014 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	19 / 20 / 15 / 5													
Neighborhood	1189 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.19232411 -95.75143586														
Building Permits														
LOT 14 BLOCK 1 SHADOW VALLEY														
<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										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	56,090	18,537	11%	2,039	Assessed	10,933 1,166.11						
Year Frozen	0	Improvements	111,797	80,855		8,894	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	167,887	99,392		10,933	Total Taxable	9,933 1,059.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660017200	BAIRD, THOMAS J & CINDA JO	1	182,974	1000	9,615	1,026.00							
2024	2024-660017200	BAIRD, THOMAS J & CINDA JO	1	192,387	1000	9,306	982.00							
2023	2023-660017200	BAIRD, THOMAS J & CINDA JO	1	118,473	1000	9,006	924.00							
2022	2022-660017200	BAIRD, THOMAS J & CINDA JO	1	116,506	1000	8,714	875.00							
2021	2021-660017200	BAIRD, THOMAS J & CINDA JO	1	116,897	1000	8,431	742.00							
2020	2020-660017200	BAIRD, THOMAS J & CINDA JO	1	118,149	1000	8,156	722.00							
2019	2019-660017200	BAIRD, THOMAS J & CINDA JO	1	115,652	1000	7,890	709.00							
2018	2018-660017200	BAIRD, THOMAS J & CINDA JO	1	116,670	1000	7,631	681.00							
2017	2017-660017200	BAIRD, THOMAS J & CINDA JO	1	115,768	1000	7,380	666.00							
2016	2016-660017200	BAIRD, THOMAS J & CINDA JO	1	112,970	1000	7,136	635.00							
2015	2015-660017200	BAIRD, THOMAS J & CINDA JO	1	112,222	1000	6,899	617.00							
2014	2014-660017200	BAIRD, THOMAS J & CINDA JO	1	107,418	1000	6,669	603.00							
2013	2013-660017200	BAIRD, THOMAS J & CINDA JO	1	110,162	1000	6,445	577.00							



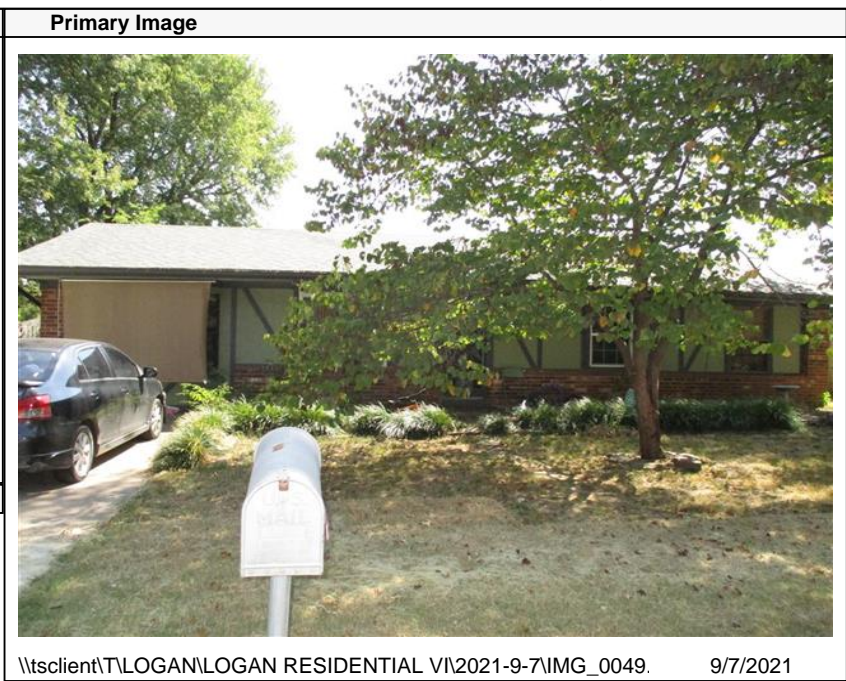
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Lot Data		Square-Foot - NBHD 1189 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2028		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,833.00 x 6.35 = 56,090		
Factor Value			
Adjustments	1.0000		
Lot Value	56,090		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,587 / 1,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,587
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	127,539 80.36 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	21,240 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	108,344
Lot Value	56,090
Indicated Value	164,434 103.61 Per SqFt
Agland Value	
Site Improvements	3,453
Total Value	167,887 105.79 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	101.33	Total Misc Impr	+ 3,634
Roofing Adj	+ 4.46	Garage Cost	+ 0
Subfloor Adj	+ -1.15	Total RCN	= 193,471
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 85,127
Plumbing Adj	+ 3.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 108,344
Adj Base Cost	= 119.62	Lot Value	+ 56,090
Total Area	x 1,587	Indicated Value	= 164,434
Adjusted Cost	= 189,837	Value Per SqFt	103.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	41482	153		153	23.75		3,634



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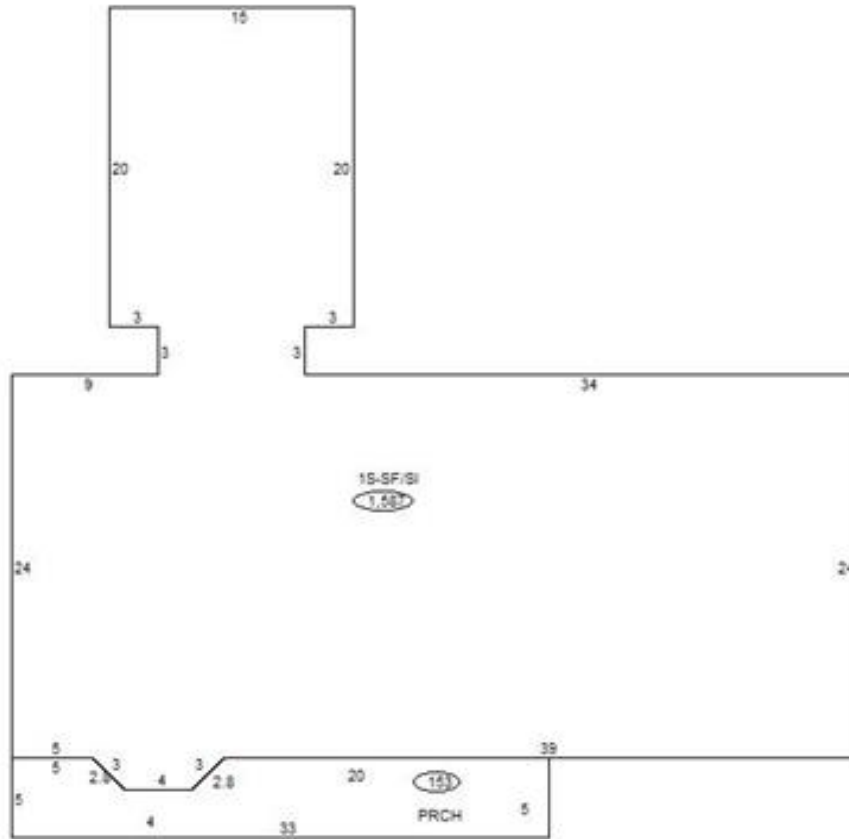
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	PRCH	153	1.000	153
2	R	1	Slab	10	1S-SF/SI	1,587	1.000	1,587
<b>Total Building Area</b>						1,587		1,587



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual 4	Cond 3	Year 2000	Eff Age 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.08 x 288)	6,935		6,935	4,092	2,843

ASC	Awing/Shelter/Carport	0x0x0	Plank	Galvanized Metal	637
Qual 3	Cond 3	Year 2000	Eff Age 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.56 x 637)	2,905		2,905	2,295	610