



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	660020384								
Parcel ID	000000-00-0-00300-001-0016								
Cadastral ID	24-21-14-02760								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	314875								
BAUGNON, JEAN C & DEEDRA									
PO BOX 1164 OWASSO OK 74055-0000									
Parcel Location									
Situs	09336 N 186TH E AVE								
Subdivision	EASTWOOD LAKE ESTATES 3								
Lot/Block	0016 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	24 / 21 / 14 / 5								
Neighborhood	1136 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.28909057 -95.76551101									
Building Permits									
LOT 16 BLOCK 1 EASTWOOD LAKE ESTS. 3									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2464/694	YAGER, GAIL P & KENNETH L	03/23/2015	250,000	WG
H	Homestead	No	1,000						
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2016	Land Value	104,988	75,142	11%	8,266	Assessed	32,496	3,527.05
Year Frozen	0	Improvements	220,271	220,271		24,230	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00
TIF Project ID	0	Total Value	325,259	295,413		32,496	Total Taxable	31,496	3,430.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020384	BAUGNON, JEAN C &	7	321,133	1000	30,549	3,327.00		
2024	2024-660020384	BAUGNON, JEAN C &	7	317,638	1000	29,630	3,284.00		
2023	2023-660020384	BAUGNON, JEAN C &	7	285,854	1000	28,738	3,118.00		
2022	2022-660020384	BAUGNON, JEAN C &	7	277,387	1000	27,872	3,143.00		
2021	2021-660020384	BAUGNON, JEAN C &	7	254,828	1000	27,031	3,015.00		
2020	2020-660020384	BAUGNON, JEAN C &	7	250,794	1000	26,300	2,931.00		
2019	2019-660020384	BAUGNON, JEAN C &	7	240,955	1000	25,505	2,844.00		
2018	2018-660020384	BAUGNON, JEAN C &	7	245,127	1000	25,964	2,802.00		
2017	2017-660020384	BAUGNON, JEAN C &	7	243,021	1000	25,732	2,802.00		
2016	2016-660020384	BAUGNON, JEAN C &	7	237,074	1000	25,078	2,733.00		
2015	2015-660020384	BAUGNON, JEAN C &	7	201,381	1000	21,152	2,322.00		
2014	2014-660020384	YAGER, GAIL P & KENNETH L	7	206,799	1000	21,267	2,354.00		
2013	2013-660020384	YAGER, GAIL P & KENNETH L	7	196,535	1000	20,619	2,241.00		



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Lot Data		Square-Foot - NBHD 1136 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0668							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	46,471.00 x 2.26 = 104,988							
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022				
Adjustments	1.0000			GRM Approach				
Lot Value	104,988			GRM Code Gross Rent 0.00 Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test Adjusted R 0.8445 Indicated Value 292,699 121.15 Per SqFt				
Condition	3 - Average			Direct Comparables				
Quality	3.5 - Average			Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 341,930 Per SqFt				
Architecture				Value Reconciliation				
Style	100% 1 1/2 Story Finished			Selected Approach Cost Approach Improvements 214,799 Lot Value 104,988 Indicated Value 319,787 132.36 Per SqFt Aground Value Site Improvements 5,472 Total Value 325,259 134.63 Total Value Per SqFt				
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood							
Base/Total Area	1,582 / 2,416							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,582							
Fixture/RghIn	14 /							
Bed/F/H Bath	3 / 2.5 /							
Basement Area								
Garage Type	504 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1988 / 29							
Cost Approach		Manual : 01/2025						
Base Cost	97.19	Total Misc Impr	+ 12,218					
Roofing Adj	+ 3.69	Garage Cost	+ 20,024					
Subfloor Adj	+ -2.35	Total RCN	= 327,598					
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 117,935					
Plumbing Adj	+ 9.25	Lump Sums	+ 5,136					
Basement Adj	+ 0.00	RCNLD	= 214,799					
Adj Base Cost	= 122.25	Lot Value	+ 104,988					
Total Area	x 2,416	Indicated Value	= 319,787					
Adjusted Cost	= 295,356	Value Per SqFt	132.36					
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
PRCH	SLAB PORCH - COVERED	49887	108		108	29.18		3,151
WODO	WOOD DECK - OPEN	49888	358		358	19.13	25%	5,136
PATO	SLAB PORCH - OPEN	49889	47x5		235	11.22		2,637

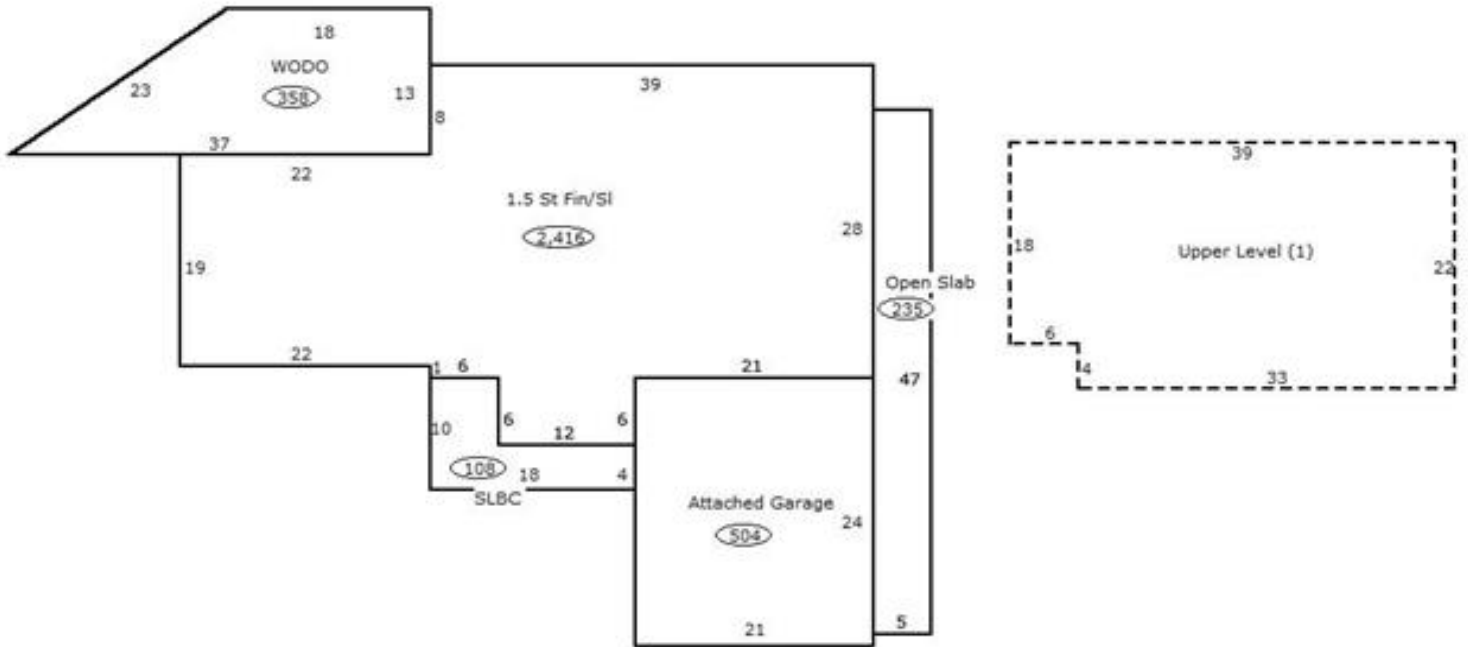


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Sketch Image

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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	1,582	1.527	2,416
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	108	1.000	108
4	M	WODO		13	WODO	358	1.000	358
5	M	PATO		13	Open Slab	235	1.000	235
6	U	^UL		13	Upper Level (1)	834	1.000	834
Total Building Area						1,582		2,416



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	12x30x0			360
	Qual 2	Cond 3	Year 1998	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (16.00 x 360)		5,760		5,760	288	5,472