



# 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> 660022337 <b>Parcel ID</b> 000000-00-0-00843-002-0014 <b>Cadastral ID</b> 26-22-16-03980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 310095 BAUER, JUSTIN  14960 CEDAR DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14960 E CEDAR DR <b>Subdivision</b> TWIN CEDAR ESTATES II <b>Lot/Block</b> 0014 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 5 <b>Neighborhood</b> 1029 - R-V01-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-4\IMG_0018. 1/4/2023</p>																																																					
<b>Legal Description</b> Lat/Long: 36.35486227 -95.56138738																																																										
LOT 14 BLOCK 2 TWIN CEDAR ESTATES 2					<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																																												
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<b>Exemptions</b>					<b>Sale History</b>																																																					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
H	Homestead	Yes	1,000	1,000	2340/117	DEWEESE, RONALD G &	07/03/2013	125,000	YES																																																	
					964/413	FRENCH, RICHARD B	08/03/1994	71,500	Yes																																																	
					827/66			0	No																																																	
					817/589			0	No																																																	
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value</td> <td>61,029</td> <td>27,947</td> <td>11%</td> <td>3,074</td> <td>Assessed</td> <td>13,772</td> <td>1,354.06</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>104,318</td> <td>97,257</td> <td> </td> <td>10,698</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>165,347</td> <td>125,204</td> <td> </td> <td>13,772</td> <td>Total Taxable</td> <td>12,772</td> <td>1,266.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2014	Land Value	61,029	27,947	11%	3,074	Assessed	13,772	1,354.06	Year Frozen	0	Improvements	104,318	97,257		10,698	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value	165,347	125,204		13,772	Total Taxable	12,772	1,266.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660022337	BAUER, JUSTIN	94	161,696	1000	12,372	1,227.00																																																			
2024	2024-660022337	BAUER, JUSTIN	94	165,917	1000	11,982	1,271.00																																																			
2023	2023-660022337	BAUER, JUSTIN	94	114,581	1000	11,604	1,255.00																																																			
2022	2022-660022337	BAUER, JUSTIN	94	113,231	1000	11,455	1,250.00																																																			
2021	2021-660022337	BAUER, JUSTIN	94	116,706	1000	11,838	1,249.00																																																			
2020	2020-660022337	BAUER, JUSTIN	94	117,323	1000	11,708	1,231.00																																																			
2019	2019-660022337	BAUER, JUSTIN	94	112,161	1000	11,338	1,175.00																																																			
2018	2018-660022337	BAUER, JUSTIN	94	116,409	1000	11,805	1,236.00																																																			
2017	2017-660022337	BAUER, JUSTIN	94	115,512	1000	11,706	1,210.00																																																			
2016	2016-660022337	BAUER, JUSTIN	94	112,774	1000	11,405	1,174.00																																																			
2015	2015-660022337	BAUER, JUSTIN	94	122,509	1000	12,476	1,310.00																																																			
2014	2014-660022337	BAUER, JUSTIN	94	124,533	1000	12,699	1,308.00																																																			
2013	2013-660022337	BAUER, JUSTIN	94	107,508	1000	9,660	984.00																																																			



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.934	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,686.00 x 1.50 = 61,029	
Factor Value		
Adjustments	1.0000	
Lot Value	61,029	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	878 / 1,310
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30



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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	152,311	116.27	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.37	Total Misc Impr	+	8,250			
Roofing Adj	+ 3.41	Garage Cost	+	12,487			
Subfloor Adj	+ 0.90	Total RCN	=	173,863			
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	69,545			
Plumbing Adj	+ 10.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,318			
Adj Base Cost	= 116.89	Lot Value	+	61,029			
Total Area	x 1,310	Indicated Value	=	165,347			
Adjusted Cost	= 153,126	Value Per SqFt		126.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,318		
Lot Value	61,029		
Indicated Value	165,347	126.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,347	126.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54752	262		262	23.37		6,123
PATO	SLAB PORCH - OPEN	54753	22x10		220	9.67		2,127



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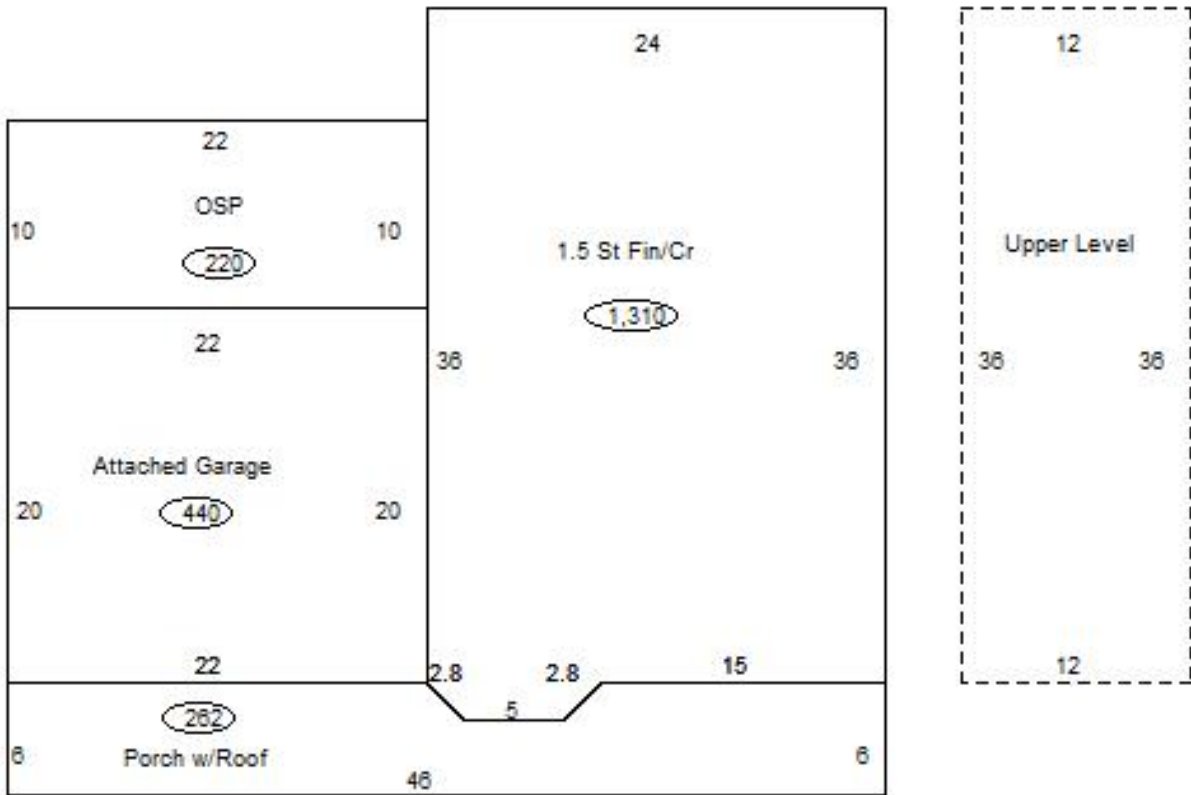
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### Sketch Image

660022337



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	878	1.492	1,310
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	262	1.000	262
4	M	PATO		13	Open Slab	220	1.000	220
5	U	^UL	Overhang	13	Upper Level	432	1.000	432
<b>Total Building Area</b>						<b>878</b>		<b>1,310</b>