




# 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	660022655				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0201\IMG_0075. 2/4/2022</p>				
Parcel ID	20N15E-27-3-00000-000-0000								
Cadastral ID	27-20-15-01400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	283378								
BAK, JOE & TERESA									
29715 S 4100 RD CATOOSA OK 74015-5913									
Parcel Location									
Situs	29715 S 4100 RD								
Subdivision									
Lot/Block	/	Parcel Size	6.5 - Acres						
Sec/Twn/Rng	27 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18281201 -95.70743276									
S 363' NW NW SW & N 66' SW NW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20 000382	R22- NEW 30X40 DTCH ACC BLDG	09/2020	10/2021	19,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1513/256	JONES, GLEN D & DEBRA L	05/06/2003	169,000	YES					
1101/192	GRINNELL, JAMES W	03/03/1998	160,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2004	Land Value	97,274	82,006	11%	9,021	Assessed	26,964 2,503.88	
Year Frozen	0	Improvements	229,683	163,119		17,943	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	326,957	245,125		26,964	Total Taxable	25,964 2,411.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660022655	BAK, JOE & TERESA	20	277,834	1000	25,179	2,338.00		
2024	2024-660022655	BAK, JOE & TERESA	20	282,903	1000	24,417	2,209.00		
2023	2023-660022655	BAK, JOE & TERESA	20	224,326	1000	23,676	2,055.00		
2022	2022-660022655	BAK, JOE & TERESA	20	225,080	1000	23,759	2,068.00		
2021	2021-660022655	BAK, JOE & TERESA	20	214,105	1000	21,969	1,933.00		
2020	2020-660022655	BAK, JOE & TERESA	20	211,372	1000	21,300	1,885.00		
2019	2019-660022655	BAK, JOE & TERESA	20	196,825	1000	20,651	1,850.00		
2018	2018-660022655	BAK, JOE & TERESA	20	198,867	1000	20,875	1,858.00		
2017	2017-660022655	BAK, JOE & TERESA	20	197,229	1000	20,695	1,869.00		
2016	2016-660022655	BAK, JOE & TERESA	20	193,042	1000	20,235	1,800.00		
2015	2015-660022655	BAK, JOE & TERESA	20	188,230	1000	19,705	1,761.00		
2014	2014-660022655	BAK, JOE & TERESA	20	189,581	1000	19,854	1,796.00		
2013	2013-660022655	BAK, JOE & TERESA	20	206,509	1000	21,099	1,889.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 7.0324 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 306,332.00 x .32 = 97,274 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 97,274		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	1,753 / 1,753
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,753
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	5 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	768 Built-In Garage
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 33

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	263,526	150.33	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.66	<b>Total Misc Impr</b>	+ 20,454				
<b>Roofing Adj</b>	+ 4.83	<b>Garage Cost</b>	+ 19,523				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 267,797				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 41%)</b>	- 109,797				
<b>Plumbing Adj</b>	+ 11.14	<b>Lump Sums</b>	+ 24,407				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 182,407				
<b>Adj Base Cost</b>	= 129.96	<b>Lot Value</b>	+ 97,274				
<b>Total Area</b>	x 1,753	<b>Indicated Value</b>	= 279,681				
<b>Adjusted Cost</b>	= 227,820	<b>Value Per SqFt</b>	159.54				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	182,407		
<b>Lot Value</b>	97,274		
<b>Indicated Value</b>	279,681	159.54	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	47,276		
<b>Total Value</b>	326,957	186.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	55432	22x10		220	26.24		5,773
PRCH	SLAB PORCH - COVERED	55433	351		351	25.83		9,066
GRDT	Garage - Detached	183579	32x28		896	27.24		24,407



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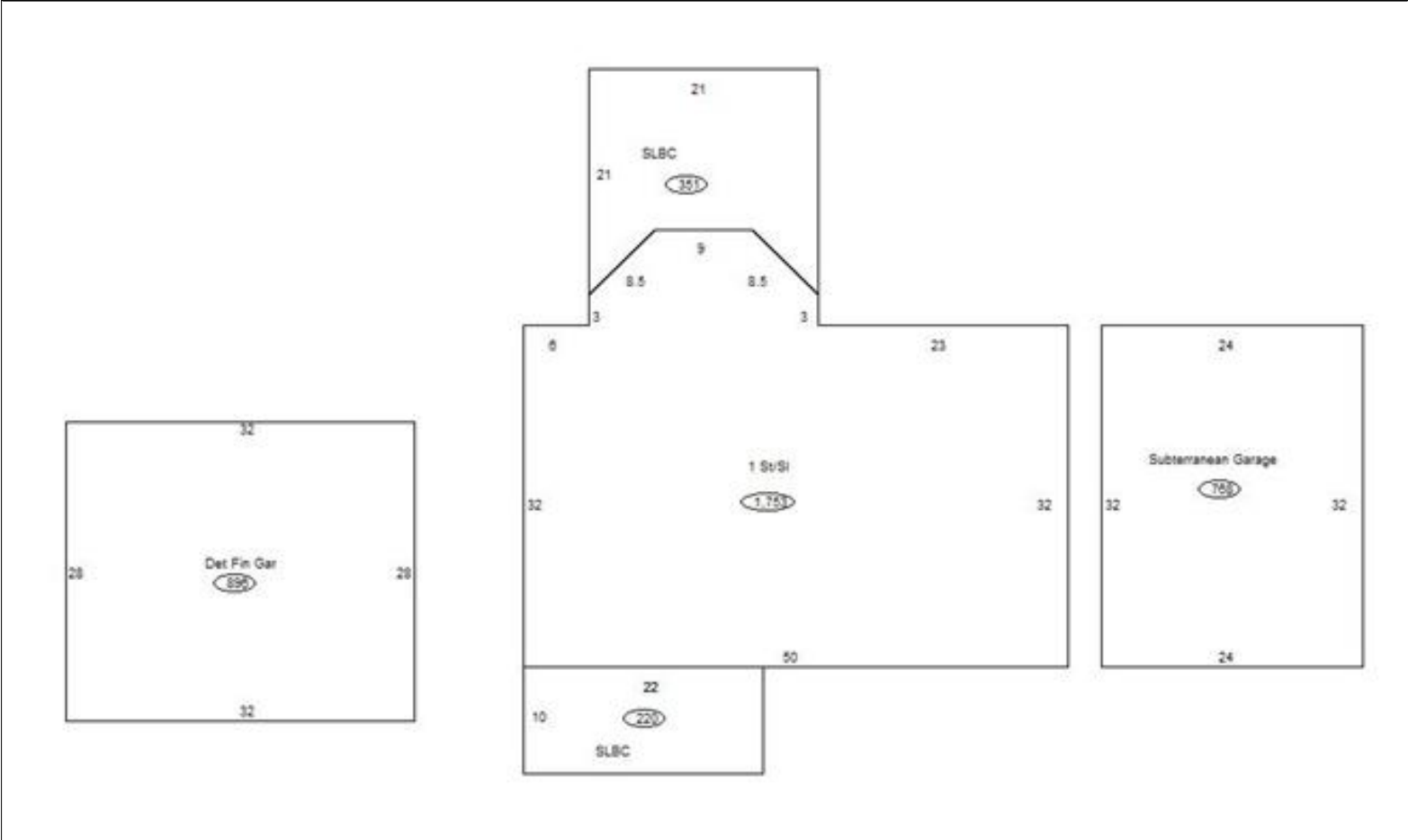
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,753	1.000	1,753
2	M	PRCH		13	SLBC	220	1.000	220
3	M	PRCH		13	SLBC	351	1.000	351
4	G	8		13	Subterranean Garage	768	1.000	768
5	G	6		13	Det Fin Gar	896	1.000	896
<b>Total Building Area</b>						<b>1,753</b>		<b>1,753</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		30x45x16	Concrete	Formed Metal	1,350
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b>	4	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (36.70 x 1,350)	49,545		49,545	3,468	46,077

PCPT	Carport - Portable		12x20x8	Base	Formed Metal	240
<b>Qual</b>	4.5	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b>	4	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.88 x 240)	1,411		1,411	212	1,199