




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 660024618 Parcel ID 000000-00-0-20130-004-0004 Cadastral ID 29-20-15-01970 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 332549 BAKER, JAMES LEONARD & ANDREA L & STEPHEN C WILKERSON 144 SPUNKY CREEK DR CATOOSA OK 74015-0000 Parcel Location Situs 00144 SPUNKY CREEK DR Subdivision SPUNKY CREEK I Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 20 / 15 / 5 Neighborhood 1190 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS | | | | |  <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0119\IMG_0082. 1/20/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.18620591 -95.73680013 | | | | | | | | | | | | | | | | | | | |
| LOT 4 BLOCK 4 SPUNKY CREEK I | | | | | Building Permits <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 | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | FERGUSON, JEROME E & POLSON, DONALD RAY & LEWIS, LARRY A | 10/19/2020 03/27/1998 07/13/1995 | 201,500 110,000 80,000 | YES Yes Yes | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | | | | | | | | | | |
| Remove Cap | 2021 | | Land Value 50,993 | 50,993 | 11% | 5,609 | Assessed | 22,397 | 2,388.86 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 153,765 | 152,618 | | 16,788 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -107.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 204,758 | 203,611 | | 22,397 | Total Taxable | 21,397 | 2,282.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660024618 | BAKER, JAMES LEONARD & | | | 1 | 197,681 | 1000 | 20,745 | 2,213.00 | | | | | | | | | | |
| 2024 | 2024-660024618 | BAKER, JAMES LEONARD & | | | 1 | 207,316 | 1000 | 21,805 | 2,300.00 | | | | | | | | | | |
| 2023 | 2023-660024618 | BAKER, JAMES LEONARD & | | | 1 | 208,471 | 1000 | 21,932 | 2,251.00 | | | | | | | | | | |
| 2022 | 2022-660024618 | BAKER, JAMES LEONARD & | | | 1 | 213,237 | 1000 | 21,936 | 2,202.00 | | | | | | | | | | |
| 2021 | 2021-660024618 | BAKER, JAMES LEONARD & | | | 1 | 202,439 | 1000 | 21,268 | 1,871.00 | | | | | | | | | | |
| 2020 | 2020-660024618 | FERGUSON, JEROME E & | | | 1 | 148,939 | 1000 | 15,383 | 1,362.00 | | | | | | | | | | |
| 2019 | 2019-660024618 | FERGUSON, JEROME E & | | | 1 | 145,969 | 1000 | 15,057 | 1,352.00 | | | | | | | | | | |
| 2018 | 2018-660024618 | FERGUSON, JEROME E & | | | 1 | 150,236 | 1000 | 15,526 | 1,386.00 | | | | | | | | | | |
| 2017 | 2017-660024618 | FERGUSON, JEROME E & | | | 1 | 149,059 | 1000 | 15,396 | 1,390.00 | | | | | | | | | | |
| 2016 | 2016-660024618 | FERGUSON, JEROME E & | | | 1 | 145,488 | 1000 | 15,004 | 1,334.00 | | | | | | | | | | |
| 2015 | 2015-660024618 | FERGUSON, JEROME E & | | | 1 | 144,260 | 1000 | 14,663 | 1,311.00 | | | | | | | | | | |
| 2014 | 2014-660024618 | FERGUSON, JEROME E & | | | 1 | 145,335 | 1000 | 14,208 | 1,285.00 | | | | | | | | | | |
| 2013 | 2013-660024618 | FERGUSON, JEROME E & | | | 1 | 138,048 | 1000 | 13,764 | 1,232.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1190 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 0.9755 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 42,494.00 x 1.20 = 50,993 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 50,993 | |

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| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 80% Veneer, Masonry 20% Frame, Siding, Wood |
| Base/Total Area | 1,750 / 1,750 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 5 Wood or Shake Shingle |
| Area on Slab | 1,750 |
| Fixture/RghIn | 16 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 478 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1977 / 37 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 195,472 | 111.70 | Per SqFt |

| Direct Comparables | | | |
|--------------------|--------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 1 | | |
| Indicated Value | 23,330 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 108.87 | Total Misc Impr | + | 15,073 | | | |
| Roofing Adj | + 5.39 | Garage Cost | + | 19,268 | | | |
| Subfloor Adj | + -2.31 | Total RCN | = | 274,581 | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (44%) | - | 120,816 | | | |
| Plumbing Adj | + 12.69 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 153,765 | | | |
| Adj Base Cost | = 137.28 | Lot Value | + | 50,993 | | | |
| Total Area | x 1,750 | Indicated Value | = | 204,758 | | | |
| Adjusted Cost | = 240,240 | Value Per SqFt | | 117.00 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 153,765 | | |
| Lot Value | 50,993 | | |
| Indicated Value | 204,758 | 117.00 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 204,758 | 117.00 | 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 | 60175 | 30x6 | | 180 | 26.36 | | 4,745 |
| PATO | SLAB PORCH - OPEN | 60176 | 548 | | 548 | 8.60 | | 4,713 |



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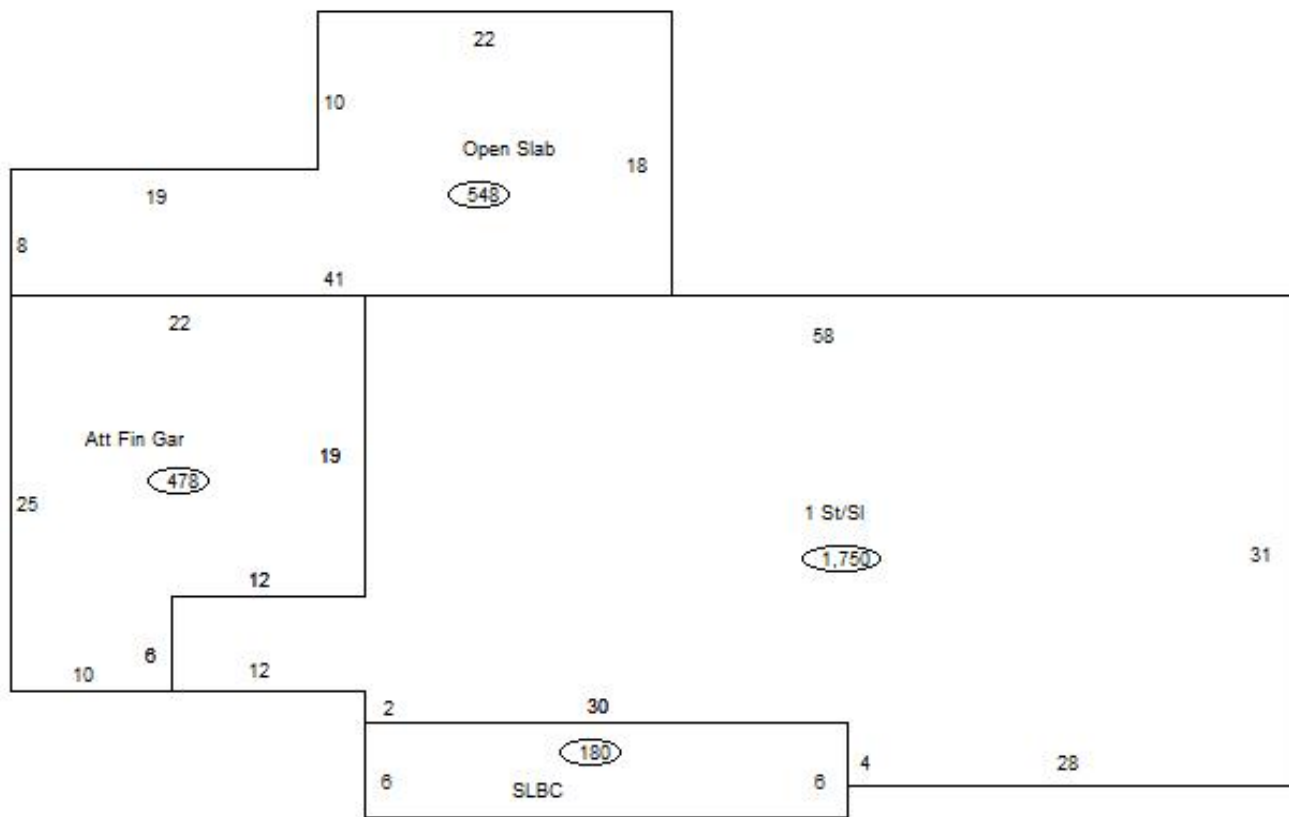
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Sketch Image

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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 | 1,750 | 1.000 | 1,750 |
| 2 | G | 5 | | 13 | Att Fin Gar | 478 | 1.000 | 478 |
| 3 | M | PRCH | | 13 | SLBC | 180 | 1.000 | 180 |
| 4 | M | PATO | | 13 | Open Slab | 548 | 1.000 | 548 |
| Total Building Area | | | | | | 1,750 | | 1,750 |