



# 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> 660025618 <b>Parcel ID</b> 20N16E-30-2-00000-000-0000 <b>Cadastral ID</b> 30-20-16-02200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 314167 BAUMAN, RYAN  29193 S 4130 RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 10066 E 572 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660025618_001.JPG 1/13/2026</p>																																																																																																																				
<b>Legal Description</b> S 132' W2 NW NW. Lat/Long: 36.18790099 -95.65374093																																																																																																																									
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Lot Data Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)		Primary Image																																					
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value																																							
<b>Residential Data</b> Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /																																							
<b>Cost Approach</b> Manual : 01/2025		660025618_001.JPG 11/11/25 660025618																																					
<table border="1"> <tr> <td>Base Cost</td><td>0.00</td> <td>Total Misc Impr</td><td>+ 0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td> <td>Garage Cost</td><td>+ 0</td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>= 0</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation ( 0%)</td><td>- 0</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td> <td>Lump Sums</td><td>+ 0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>= 0</td> </tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td> <td>Lot Value</td><td>+ 0</td> </tr> <tr> <td>Total Area</td><td>x</td> <td>Indicated Value</td><td>= 0</td> </tr> <tr> <td>Adjusted Cost</td><td>= 0</td> <td>Value Per SqFt</td><td>0.00</td> </tr> </table>		Base Cost	0.00	Total Misc Impr	+ 0	Roofing Adj	+ 0.00	Garage Cost	+ 0	Subfloor Adj	+ 0.00	Total RCN	= 0	Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Plumbing Adj	+ 0.00	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 0	Adj Base Cost	= 0.00	Lot Value	+ 0	Total Area	x	Indicated Value	= 0	Adjusted Cost	= 0	Value Per SqFt	0.00	<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value	
Base Cost	0.00	Total Misc Impr	+ 0																																				
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		<b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value 602 Site Improvements Total Value 602 0.00 Total Value Per SqFt																																					
<b>Miscellaneous Improvements</b>																																							
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value																																				



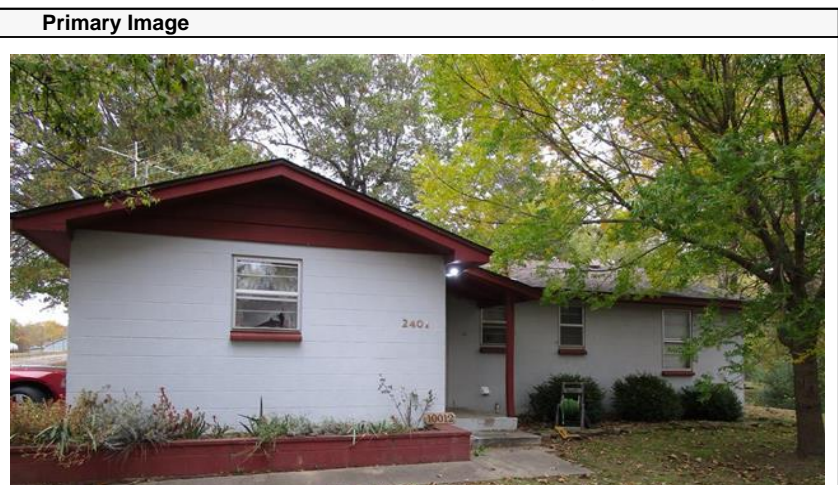
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## Assessment Property Record Card for Tax Year 2026

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<b>Lot Data</b> Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\Users\Randy Necessary\Pictures\101\_1110\IMG\_0038. 11/23/2021

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,072 / 1,072
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,072
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

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

<b>Multiple Regression</b>	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	63,214 58.97 Per SqFt

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	92.46	Total Misc Impr	+ 7,680
Roofing Adj	+ 4.21	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 124,946
Heat/Cool Adj	+ 5.00	Depreciation ( 72%)	- 89,961
Plumbing Adj	+ 7.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 34,985
Adj Base Cost	= 109.39	Lot Value	+
Total Area	x 1,072	Indicated Value	= 34,985
Adjusted Cost	= 117,266	Value Per SqFt	32.64

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	34,985
Lot Value	
Indicated Value	34,985 32.64 Per SqFt
Agland Value	
Site Improvements	1,153
Total Value	36,138 33.71 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62534	20x12		240	20.54		4,930
PATO	SLAB PORCH - OPEN	62535	20x12		240	8.81		2,114
PRCH	SLAB PORCH - COVERED	62536	6x5		30	21.20		636



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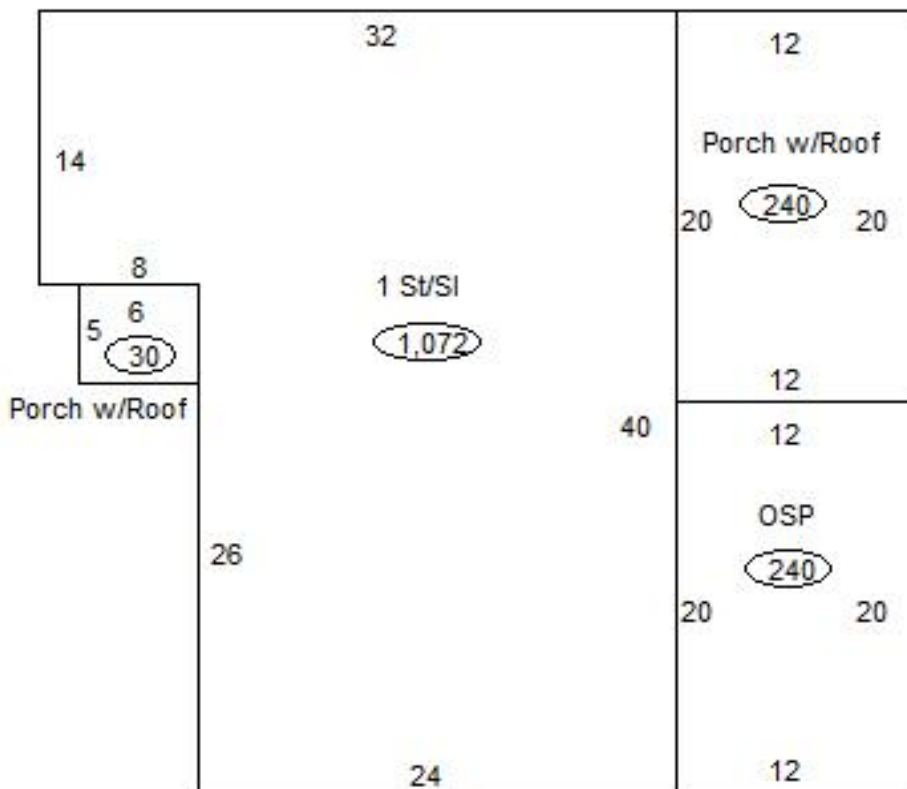
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### Sketch Image

660025618



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,072	1.000	1,072
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PATO		13	Open Slab	240	1.000	240
4	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						1,072		1,072



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	20x10x8	Dirt	Formed Metal	200
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (7.12 x 200)	1,424		271	1,153



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	960
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	264 Carport - Gable Roof 1 Stalls
Remodel	
Year/Eff Age	1960 / 66

**GRM Approach**

GRM Code	
Gross Rent	0.00
Indicated Value	

**Multiple Regression**

MRA Code	
Adjusted R	
Indicated Value	

**Direct Comparables**

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	26,222		
Lot Value			
Indicated Value	26,222	27.31	Per SqFt
Agland Value			
Site Improvements	1,117		
Total Value	27,339	28.48	Total Value Per SqFt

**Cost Approach Manual : 01/2025**

Base Cost	85.07	Total Misc Impr	+	1,456
Roofing Adj	+ 3.94	Garage Cost	+	1,463
Subfloor Adj	+ 0.00	Total RCN	=	93,649
Heat/Cool Adj	+ 0.70	Depreciation ( 72%)	-	67,427
Plumbing Adj	+ 4.80	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	26,222
Adj Base Cost	= 94.51	Lot Value	+	
Total Area	x 960	Indicated Value	=	26,222
Adjusted Cost	= 90,730	Value Per SqFt		27.31

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62539	20x4		80	18.20		1,456



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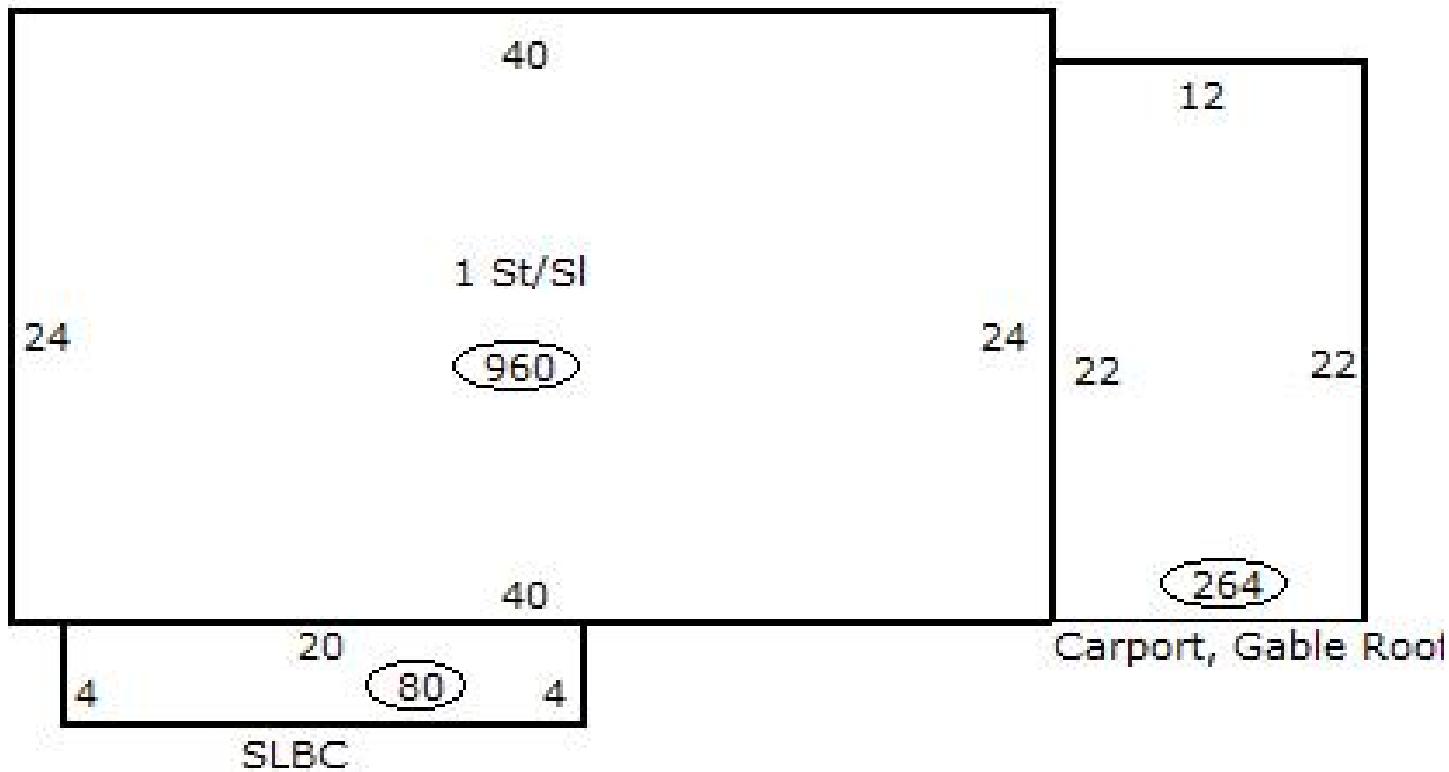
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Sketch Image

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1	R	1	Slab	13	1 St/SI	960	1.000	960
2	G	3		13	Carport, Gable Roof	264	1.000	264
3	M	PRCH		13	SLBC	80	1.000	80
<b>Total Building Area</b>						960		960



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x8x8	Plank	Galvanized Metal	80	
	Qual	2	Cond 2	Year	2016	Eff Age	10
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (42% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.08 x 80)	1,926		1,926	809	1,117



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Lot Data		Primary Image	
Lot Size	-	<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1110\IMG_0027. 11/23/2021</p>	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		<b>GRM Approach</b>	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
<b>Residential Data</b>		Indicated Value	
Type	1 Single Family Residence	<b>Multiple Regression</b>	
Condition	2 - Fair	MRA Code	
Quality	1 - Low	Adusted R	
Architecture	TRAD TRADITIONAL	Indicated Value	
Style	100% One Story	<b>Direct Comparables</b>	
Exterior Wall	100% Frame, Siding, Wood	Selection Model	1 Res
Base/Total Area	576 / 576	Adjustment Model	A2 AO Test
Style	100% One Story	Comparables	
HVAC	100% Wall Furnace	Indicated Value	
Roof Cover	1 Composition Shingle	<b>Value Reconciliation</b>	
Area on Slab	0	Selected Approach	Cost Approach
Fixture/RghIn	4 /	Improvements	17,677
Bed/F/H Bath	1 / 1.0 /	Lot Value	
Basement Area		Indicated Value	17,677 30.69 Per SqFt
Garage Type	200 Carport - Gable Roof 1 Stalls	Agland Value	
Remodel		Site Improvements	
Year/Eff Age	1960 / 66	Total Value	17,677 30.69 Total Value Per SqFt
<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	91.83	Total Misc Impr	+ 0
Roofing Adj	+ 4.37	Garage Cost	+ 1,108
Subfloor Adj	+ 2.77	Total RCN	= 63,132
Heat/Cool Adj	+ 0.70	Depreciation ( 72%)	- 45,455
Plumbing Adj	+ 8.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,677
Adj Base Cost	= 107.68	Lot Value	+ 17,677
Total Area	x 576	Indicated Value	= 17,677
Adjusted Cost	= 62,024	Value Per SqFt	30.69
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

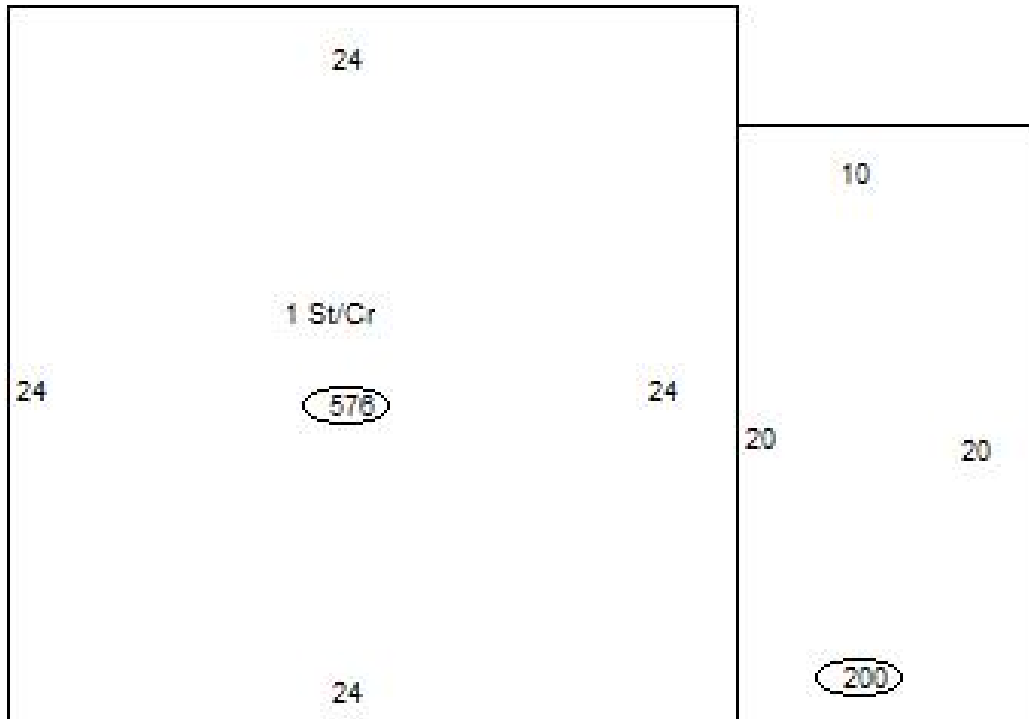
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### Sketch Image

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Carport, Gable Roof

### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	576	1.000	576
2	G	3		10	Carport, Gable Roof	200	1.000	200
<b>Total Building Area</b>						576		576



# Rogers


## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 2	Year	2015	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.59 x 120)	2,471		2,471	2,471




# Rogers

## Assessment Property Record Card for Tax Year 2026

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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1110\IMG_0023. 11/23/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	780 / 780
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

Direct Comparables
Selection Model 1 Res
Adjustment Model A2 AO Test
Comparables
Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	88.71	Total Misc Impr	+ 5,062	Roofing Adj	+ 4.21	Garage Cost	+ 0
Subfloor Adj	+ 2.65	Total RCN	= 84,762	Heat/Cool Adj	+ 0.70	Depreciation ( 59%)	- 50,010
Plumbing Adj	+ 5.91	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 34,752
Adj Base Cost	= 102.18	Lot Value	+ 0	Total Area	x 780	Indicated Value	= 34,752
		Value Per SqFt	44.55	Adjusted Cost	= 79,700		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,752		
Lot Value			
Indicated Value	34,752	44.55	Per SqFt
Agland Value			
Site Improvements	5,423		
Total Value	40,175	51.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62543	15x7		105	18.14		1,905
PRCH	SLAB PORCH - COVERED	62544	22x8		176	17.94		3,157



# Rogers

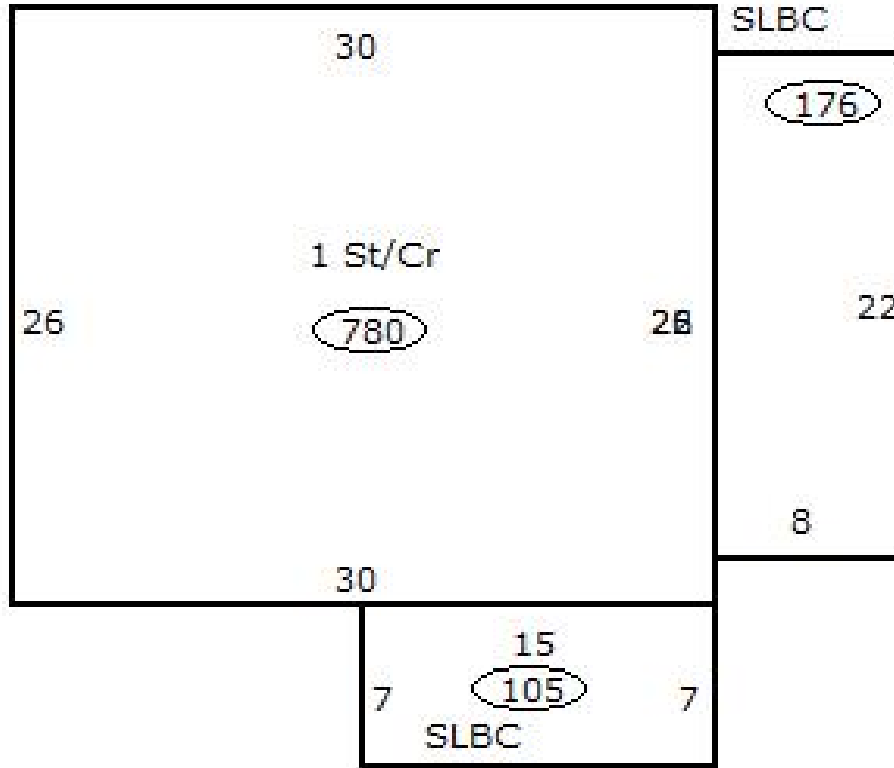
## Assessment Property Record Card for Tax Year 2026

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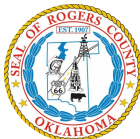
Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	780	1.000	780
2	M	PRCH		13	SLBC	105	1.000	105
3	M	PRCH		13	SLBC	176	1.000	176
<b>Total Building Area</b>						<b>780</b>		<b>780</b>



# Rogers



## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (19.66 x 192)		3,775		3,775	717	3,058
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (20.86 x 140)		2,920		2,920	555	2,365



# Rogers

## Assessment Property Record Card for Tax Year 2026

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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			2.960	122	122	362	362
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			1.250	192	192	240	240
<b>NTV PST Totals</b>						4.210			602	602
<b>Total Agland</b>						4.210			602	602