



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:53:34
Page 1

Assessment Data					Primary Image																																																	
Account 660029292 Parcel ID 000000-00-0-00507-001-0012 Cadastral ID 34-21-14-01420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 325848 BAUMAN, WILLIAM & TERESA 7425 N 145TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07425 N 145TH E AVE Subdivision MEADOWS THE Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.26139118 -95.81169751																																																						
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 colspan="5" style="height: 100px;"> </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	/	CROSBY, EARL K & RILEY, MICHAEL B & DEBORAH-L SNOW, RUFFIN E	10/04/2018 06/17/2004 02/11/2000	248,000 151,000 114,500	YES YES Yes																																													
Parcel Valuation					<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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value</td> <td>104,296</td> <td>77,315</td> <td>11%</td> <td>8,505</td> <td>Assessed</td> <td>29,155 2,856.02</td> </tr> <tr> <td>Year Frozen</td> <td>2021</td> <td>Improvements</td> <td>253,248</td> <td>187,732</td> <td></td> <td>20,650</td> <td>Penalty</td> <td>0</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 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>357,544</td> <td>265,047</td> <td></td> <td>29,155</td> <td>Total Taxable</td> <td>28,155 2,758.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2019	Land Value	104,296	77,315	11%	8,505	Assessed	29,155 2,856.02	Year Frozen	2021	Improvements	253,248	187,732		20,650	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	357,544	265,047		29,155	Total Taxable	28,155 2,758.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029292	BAUMAN, WILLIAM & TERESA	3	353,697	1000	28,155	2,758.00																																															
2024	2024-660029292	BAUMAN, WILLIAM & TERESA	3	389,219	1000	28,156	2,705.00																																															
2023	2023-660029292	BAUMAN, WILLIAM & TERESA	3	279,737	1000	28,155	2,638.00																																															
2022	2022-660029292	BAUMAN, WILLIAM & TERESA	3	282,429	1000	28,155	2,758.00																																															
2021	2021-660029292	BAUMAN, WILLIAM & TERESA	3	265,047	1000	28,155	2,724.00																																															
2020	2020-660029292	BAUMAN, WILLIAM & TERESA	3	262,883	1000	27,502	2,657.00																																															
2019	2019-660029292	BAUMAN, WILLIAM & TERESA	3	251,564	1000	26,672	2,578.00																																															
2018	2018-660029292	CROSBY, EARL K &	3	180,234	1000	18,826	1,752.00																																															
2017	2017-660029292	CROSBY, EARL K &	3	178,413	1000	18,625	1,752.00																																															
2016	2016-660029292	CROSBY, EARL K &	3	174,335	1000	18,177	1,711.00																																															
2015	2015-660029292	CROSBY, EARL K &	3	169,765	1000	17,674	1,676.00																																															
2014	2014-660029292	CROSBY, EARL K &	3	165,810	1000	17,094	1,636.00																																															
2013	2013-660029292	CROSBY, EARL K &	3	159,704	1000	16,567	1,552.00																																															



Rogers

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Date 04/16/2026
 Time 21:53:34
 Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8868 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,628.00 x 2.70 = 104,296 Factor Value Adjustments 1.0000 Lot Value 104,296		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,089 / 2,089
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,089
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	243,104	116.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	302,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.54	Total Misc Impr	+ 11,956				
Roofing Adj	+ 4.65	Garage Cost	+ 15,015				
Subfloor Adj	+ -2.19	Total RCN	= 298,499				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 74,625				
Plumbing Adj	+ 9.34	Lump Sums	+ 7,127				
Basement Adj	+ 0.00	RCNLD	= 231,001				
Adj Base Cost	= 129.98	Lot Value	+ 104,296				
Total Area	x 2,089	Indicated Value	= 335,297				
Adjusted Cost	= 271,528	Value Per SqFt	160.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,001		
Lot Value	104,296		
Indicated Value	335,297	160.51	Per SqFt
Agland Value			
Site Improvements	22,247		
Total Value	357,544	171.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PRCH	SLAB PORCH - COVERED	69979	9x3		27	26.84		725
WODO	WOOD DECK - OPEN	69980	30x14		420	16.97		7,127



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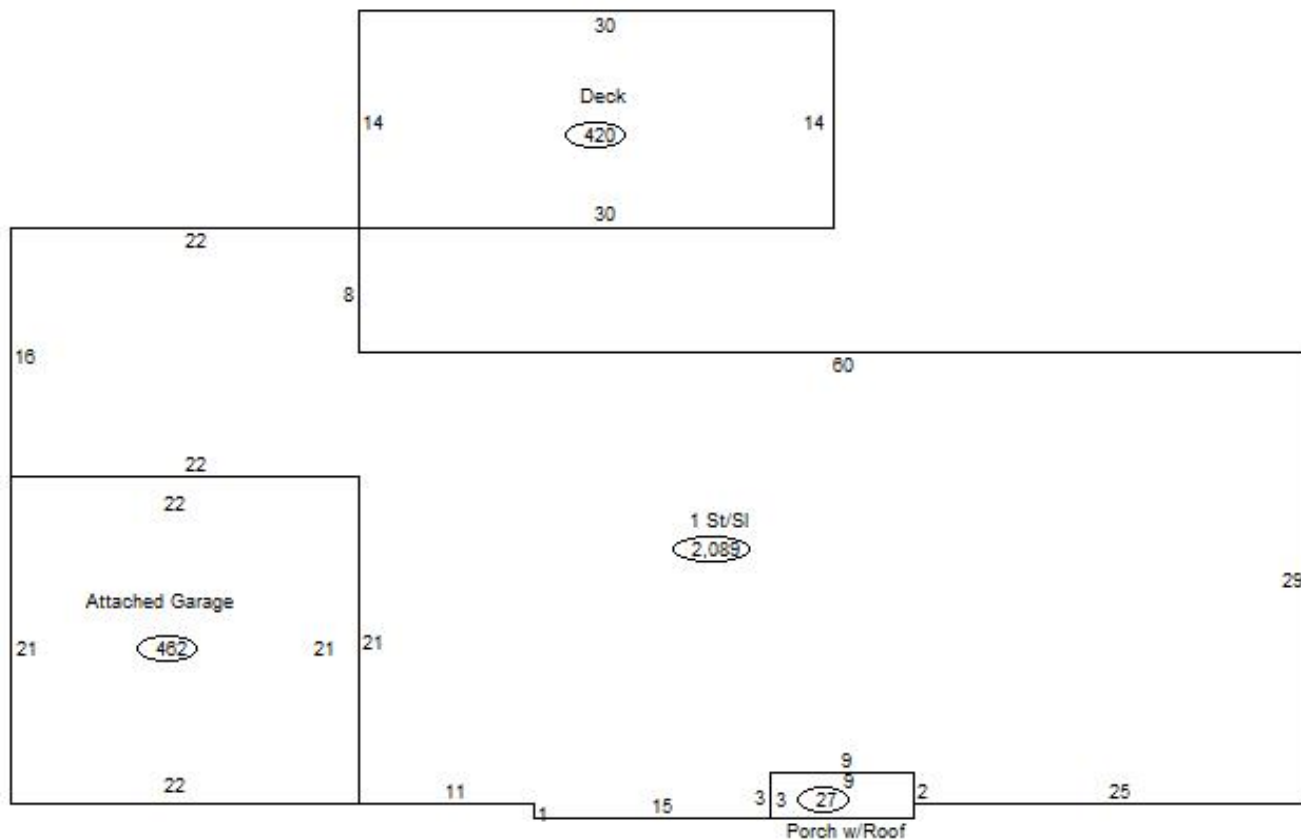
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Date 04/16/2026
 Time 21:53:34
 Page 3

Sketch Image

660029292



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	462	1.000	462
2	M	PRCH		13	SLBC	27	1.000	27
3	M	WODO		13	WODO	420	1.000	420
4	R	1	Slab	13	1 St/SI	2,089	1.000	2,089
Total Building Area						2,089		2,089



Rogers




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Date 04/16/2026
 Time 21:53:34
 Page 4

660029292

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			136	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 136)		636		636	254	382
	GRDT	GARAGE - DETACHED	0x0x0			768	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (37.96 x 768)		29,153		29,153	7,288	21,865
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						