



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660093866 Parcel ID 000000-00-0-00694-001-0014 Cadastral ID 19-20-16-02430 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 336709 BAKER, LOREN DAVID & EMILY LEONE REVOCABLE TRUST 28388 S CEDAR RD CATOOSA OK 74015-0000					<p>660093866 11/03/25</p> <p>660093866_001.JPG 11/5/2025</p>																																																																																																																				
Parcel Location Situs 28388 S CEDAR RD Subdivision RIVER PORT RANCH V Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20053163 -95.64951855 RIVER PORT RANCH V LOT 14 BLOCK 1.					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>R21</td> <td>R22- POSS NEW SFR PER MRTGE</td> <td>03/2021</td> <td>01/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- POSS NEW SFR PER MRTGE	03/2021	01/2022																																																																																																							
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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0249 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,645.00 x 1.33 = 59,457 Factor Value Adjustments 1.0000 Lot Value 59,457		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	2,215 / 2,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,215
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	801 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 3

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 386,497 174.49 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	114.77	Total Misc Impr	+ 21,329	Roofing Adj	+ 5.91	Garage Cost	+ 45,585
Subfloor Adj	+ -4.62	Total RCN	= 385,276	Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 11,558
Plumbing Adj	+ 11.36	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 373,718
Adj Base Cost	= 143.73	Lot Value	+ 59,457	Total Area	x 2,215	Indicated Value	= 433,175
		Value Per SqFt	195.56	Adjusted Cost	= 318,362		

Value Reconciliation
Selected Approach Cost Approach Improvements 373,718 Lot Value 59,457 Indicated Value 433,175 195.56 Per SqFt Agland Value Site Improvements 12,222 Total Value 445,397 201.08 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153092	304		304	31.93		9,707
PRCH	Slab Porch - Covered	153093	134		134	32.67		4,378
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244
SHLT	STORM SHELTER		1	2021	1	0.00		



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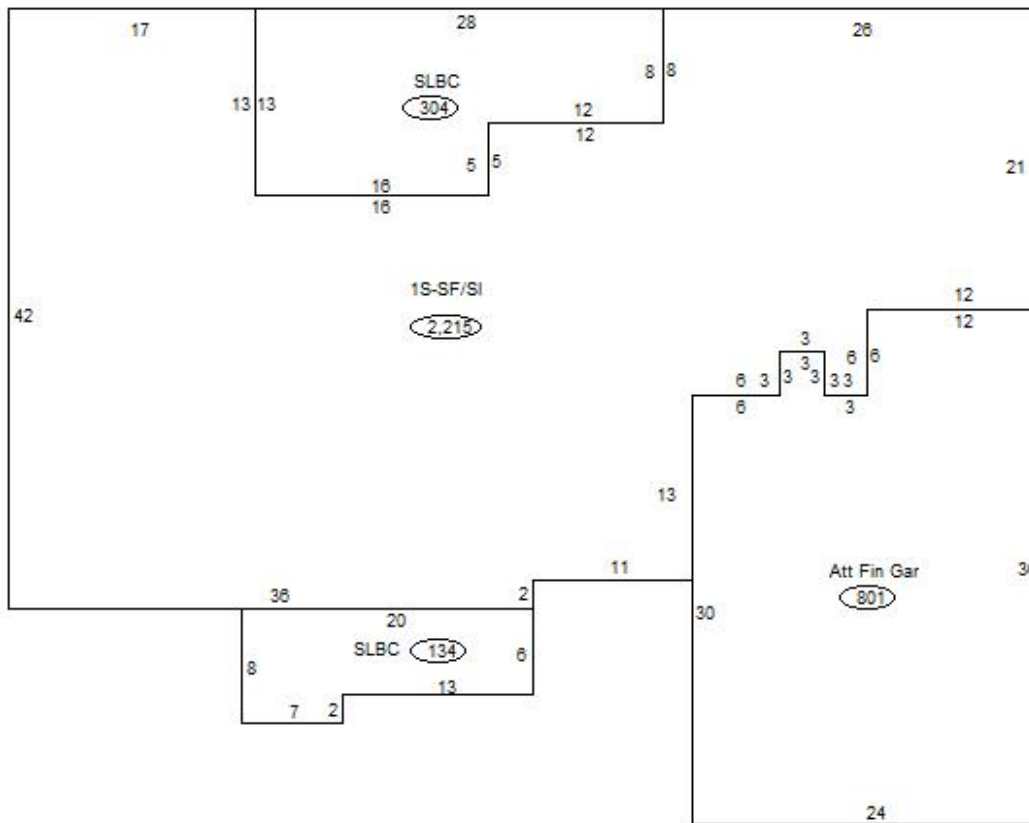
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Sketch Image

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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	1S-SF/SI	2,215	1.000	2,215
2	G	5		13	Att Fin Gar	801	1.000	801
3	M	PRCH		13	SLBC	304	1.000	304
4	M	PRCH		13	SLBC	134	1.000	134
Total Building Area						2,215		2,215



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x20x10	Concrete	Composition Shingle	400
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (31.50 x 400)		12,600	12,600	378		12,222