



# 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	660095330													
Parcel ID	20N16E-30-2-00000-000-0002													
Cadastral ID	30-20-16-02240													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	22 - CATOOSA / FAIR OAKS FD													
Name ID	314167													
BAUMAN, RYAN														
29193 S 4130 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	10077 E 572 RD													
Subdivision														
Lot/Block	/	Parcel Size .5 - Acres												
Sec/Twn/Rng	30 / 20 / 16 / 2													
Neighborhood	2016 - UNPLATTED LAND													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18824653 -95.65286807														
N 132' S 264' W2 NW NW LESS & EXCEPT W 495' S 132' THEREOF.														
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					
					2445/486	PIGUET, BETTY LEE &	12/22/2014	0	4					
					2282/722	PIGUET, BETTY LEE	11/02/2012	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax						
Remove Cap	0	Land Value 71	71	11%	8	Assessed	3,749	374.38						
Year Frozen	0	Improvements 46,562	34,009		3,741	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value 46,633	34,080		3,749	Total Taxable	3,749	374.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660095330	BAUMAN, RYAN	22	36,754	0	3,640	363.00							
2024	2024-660095330	BAUMAN, RYAN	22	35,041	0	3,534	345.00							
2023	2023-660095330	BAUMAN, RYAN	22	33,427	0	3,431	322.00							
2022	2022-660095330	BAUMAN, RYAN	22	33,427	0	3,331	313.00							
2021	2021-660095330	BAUMAN, RYAN	22	29,400	0	3,234	308.00							
2020	2020-660095330	BAUMAN, RYAN	22	30,094	0	3,214	306.00							
2019	2019-660095330	BAUMAN, RYAN	22	28,362	0	3,120	301.00							
2018	2018-660095330	BAUMAN, RYAN	22	31,693	0	3,486	334.00							
2017	2017-660095330	BAUMAN, RYAN	22	31,399	0	3,440	335.00							
2016	2016-660095330	BAUMAN, RYAN	22	30,359	0	3,340	320.00							
2015	2015-660095330	BAUMAN, RYAN	22	29,921	0	3,292	317.00							
2014	2014-660095330	PIGUET, BETTY LEE &	22	31,336	0	3,447	336.00							
2013	2013-660095330	PIGUET, BETTY LEE &	20	31,577	0	3,474	311.00							



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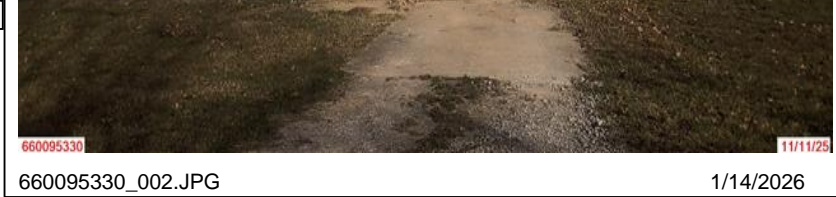
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	384 Attached Garage - Unfinished
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	

Cost Approach				Manual : 01/2025			
Base Cost	133.78	Total Misc Impr	+	10,533			
Roofing Adj	+ 7.44	Garage Cost	+	20,087			
Subfloor Adj	+ 0.00	Total RCN	=	141,097			
Heat/Cool Adj	+ 1.20	Depreciation ( 67%)	-	94,535			
Plumbing Adj	+ 11.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	46,562			
Adj Base Cost	= 153.44	Lot Value	+				
Total Area	x 720	Indicated Value	=	46,562			
Adjusted Cost	= 110,477	Value Per SqFt		64.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,562		
Lot Value			
Indicated Value	46,562	64.67	Per SqFt
Agland Value	71		
Site Improvements			
Total Value	46,633	64.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62547	24x12		288	31.98		9,210
PRCH	SLAB PORCH - COVERED	62548	8x5		40	33.07		1,323



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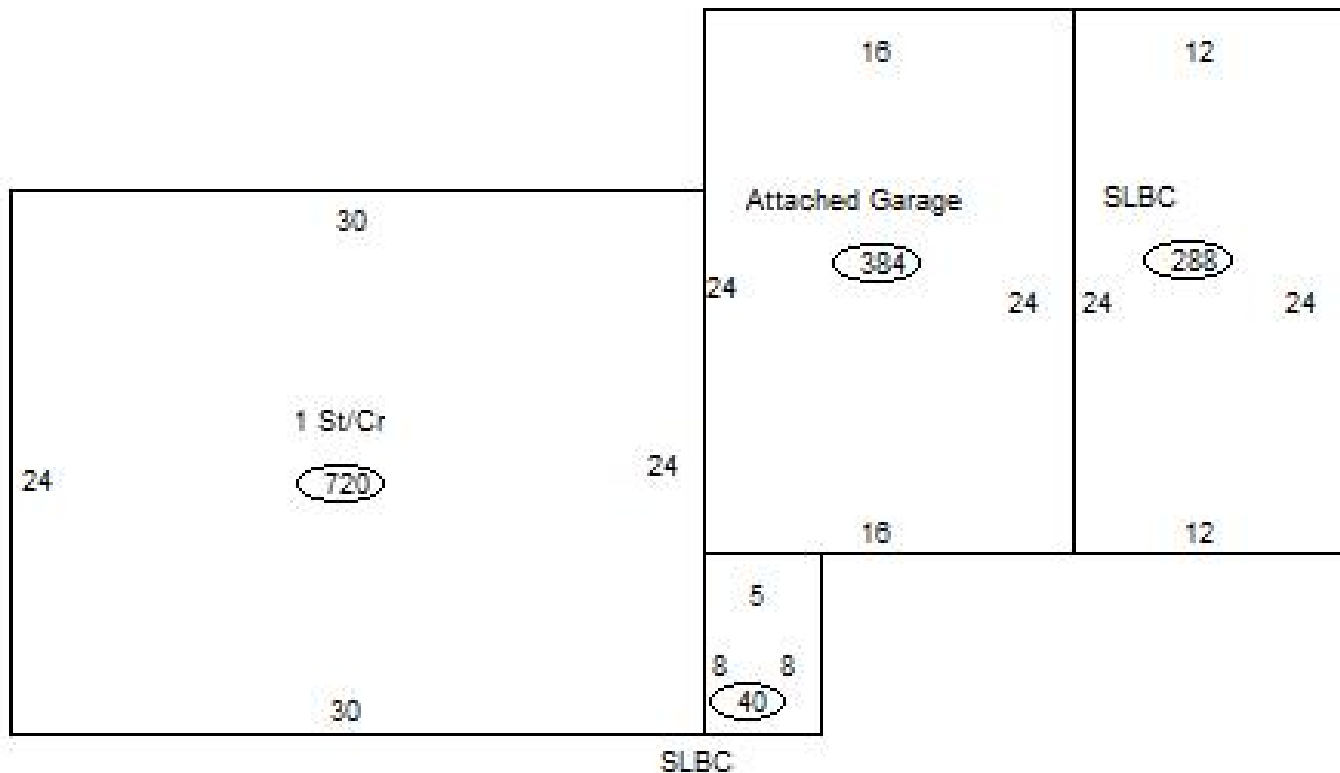
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	720	1.000	720
2	G	1	Slab	13	Attached Garage	384	1.000	384
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						720		720



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small - NCV	10x8x8	Plank	Formed Metal	80
	Qual	2	Cond 2	Year	Eff Age	11
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.71 x 80)	1,977		1,977	1,977



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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	IMP PST	51			.500	143	143	71	71
<b>IMP PST Totals</b>						0.500			71	71
<b>Total Agland</b>						0.500			71	71