



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:41:08
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096012 Parcel ID 000000-00-0-50120-002-0003 Cadastral ID 05-19-17-04580 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 314220 BAUGHMAN, MICHAEL L & CYNDA M 25 HAZEL AVE INOLA OK 74036-0000 Parcel Location Situs 00025 HAZEL AVE Subdivision WESTSIDE ESTATES II Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660096012 11/13/25</p> <p>660096012_001.JPG 12/7/2025</p>																																																																																																												
Legal Description Lat/Long: 36.15058383 -95.51798992 WESTSIDE ESTATES II BLOCK 2 LOT 3																																																																																																																	
Exemptions					Building Permits																																																																																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R15</td> <td>R15-POSS HOUSE</td> <td>01/2015</td> <td>01/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15	R15-POSS HOUSE	01/2015	01/2015																																																																																					
Code	Type	Active	Maximum	Exemption																																																																																																													
Number	Description	Opened	Closed	Amount																																																																																																													
R15	R15-POSS HOUSE	01/2015	01/2015																																																																																																														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2446/648</td> <td>CITADEL RESIDENTIAL GROUP LLC</td> <td>12/29/2014</td> <td>164,000</td> <td>YES</td> </tr> <tr> <td>2388/812</td> <td>INOLA HEALTH CARE CENTER INC</td> <td>03/10/2014</td> <td>20,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2446/648	CITADEL RESIDENTIAL GROUP LLC	12/29/2014	164,000	YES	2388/812	INOLA HEALTH CARE CENTER INC	03/10/2014	20,000	15																																																																															
Code	Type	Active	Maximum	Exemption																																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
2446/648	CITADEL RESIDENTIAL GROUP LLC	12/29/2014	164,000	YES																																																																																																													
2388/812	INOLA HEALTH CARE CENTER INC	03/10/2014	20,000	15																																																																																																													
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>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> <td>Land Value 49,034</td> <td>30,492</td> <td>11%</td> <td>3,354</td> <td>Assessed</td> <td>25,789</td> <td>2,064.67</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 209,277</td> <td>203,952</td> <td></td> <td>22,435</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 258,311</td> <td>234,444</td> <td></td> <td>25,789</td> <td>Total Taxable</td> <td>25,789</td> <td>2,065.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2015	Land Value 49,034	30,492	11%	3,354	Assessed	25,789	2,064.67	Year Frozen	0	Improvements 209,277	203,952		22,435	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 258,311	234,444		25,789	Total Taxable	25,789	2,065.00																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																																																																																																									
Remove Cap	2015	Land Value 49,034	30,492	11%	3,354	Assessed	25,789	2,064.67																																																																																																									
Year Frozen	0	Improvements 209,277	203,952		22,435	Penalty	0																																																																																																										
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																									
TIF Project ID	0	Total Value 258,311	234,444		25,789	Total Taxable	25,789	2,065.00																																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>247,227</td><td>0</td><td>24,560</td><td>1,966.00</td></tr> <tr><td>2024</td><td>2024-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>262,391</td><td>0</td><td>23,391</td><td>1,881.00</td></tr> <tr><td>2023</td><td>2023-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>214,920</td><td>0</td><td>22,277</td><td>1,794.00</td></tr> <tr><td>2022</td><td>2022-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>217,049</td><td>0</td><td>21,217</td><td>1,721.00</td></tr> <tr><td>2021</td><td>2021-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>183,695</td><td>0</td><td>20,206</td><td>1,619.00</td></tr> <tr><td>2020</td><td>2020-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>179,301</td><td>0</td><td>19,650</td><td>1,587.00</td></tr> <tr><td>2019</td><td>2019-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>170,129</td><td>0</td><td>18,714</td><td>1,546.00</td></tr> <tr><td>2018</td><td>2018-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>173,262</td><td>0</td><td>19,059</td><td>1,591.00</td></tr> <tr><td>2017</td><td>2017-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>171,785</td><td>0</td><td>18,896</td><td>1,590.00</td></tr> <tr><td>2016</td><td>2016-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>167,251</td><td>0</td><td>18,398</td><td>1,565.00</td></tr> <tr><td>2015</td><td>2015-660096012</td><td>BAUGHMAN, MICHAEL L & CYNDA M</td><td>19</td><td>161,877</td><td>0</td><td>17,806</td><td>1,545.00</td></tr> <tr><td>2014</td><td>2014-660096012</td><td>CITADEL RESIDENTIAL GROUP LLC</td><td>19</td><td>2,012</td><td>0</td><td>221</td><td>20.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	247,227	0	24,560	1,966.00	2024	2024-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	262,391	0	23,391	1,881.00	2023	2023-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	214,920	0	22,277	1,794.00	2022	2022-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	217,049	0	21,217	1,721.00	2021	2021-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	183,695	0	20,206	1,619.00	2020	2020-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	179,301	0	19,650	1,587.00	2019	2019-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	170,129	0	18,714	1,546.00	2018	2018-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	173,262	0	19,059	1,591.00	2017	2017-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	171,785	0	18,896	1,590.00	2016	2016-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	167,251	0	18,398	1,565.00	2015	2015-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	161,877	0	17,806	1,545.00	2014	2014-660096012	CITADEL RESIDENTIAL GROUP LLC	19	2,012	0	221	20.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	247,227	0	24,560	1,966.00																																																																																																										
2024	2024-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	262,391	0	23,391	1,881.00																																																																																																										
2023	2023-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	214,920	0	22,277	1,794.00																																																																																																										
2022	2022-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	217,049	0	21,217	1,721.00																																																																																																										
2021	2021-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	183,695	0	20,206	1,619.00																																																																																																										
2020	2020-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	179,301	0	19,650	1,587.00																																																																																																										
2019	2019-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	170,129	0	18,714	1,546.00																																																																																																										
2018	2018-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	173,262	0	19,059	1,591.00																																																																																																										
2017	2017-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	171,785	0	18,896	1,590.00																																																																																																										
2016	2016-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	167,251	0	18,398	1,565.00																																																																																																										
2015	2015-660096012	BAUGHMAN, MICHAEL L & CYNDA M	19	161,877	0	17,806	1,545.00																																																																																																										
2014	2014-660096012	CITADEL RESIDENTIAL GROUP LLC	19	2,012	0	221	20.00																																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:41:08
Page 2

Lot Data		Square-Foot - NBHD 1206 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5132		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,356.00 x 2.19 = 49,034		
Factor Value			
Adjustments	1.0000		
Lot Value	49,034		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,649 / 1,649
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,649
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2014 / 9

Cost Approach		Manual : 01/2025	
Base Cost	104.89	Total Misc Impr	+ 6,497
Roofing Adj	+ 4.44	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 232,530
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 23,253
Plumbing Adj	+ 8.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 209,277
Adj Base Cost	= 128.18	Lot Value	+ 49,034
Total Area	x 1,649	Indicated Value	= 258,311
Adjusted Cost	= 211,369	Value Per SqFt	156.65

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	206,372	125.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	224,880		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,277		
Lot Value	49,034		
Indicated Value	258,311	156.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	258,311	156.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120266	222		222	23.49		5,215
PATO	SLAB PORCH - OPEN	120267	12x10		120	10.68		1,282



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

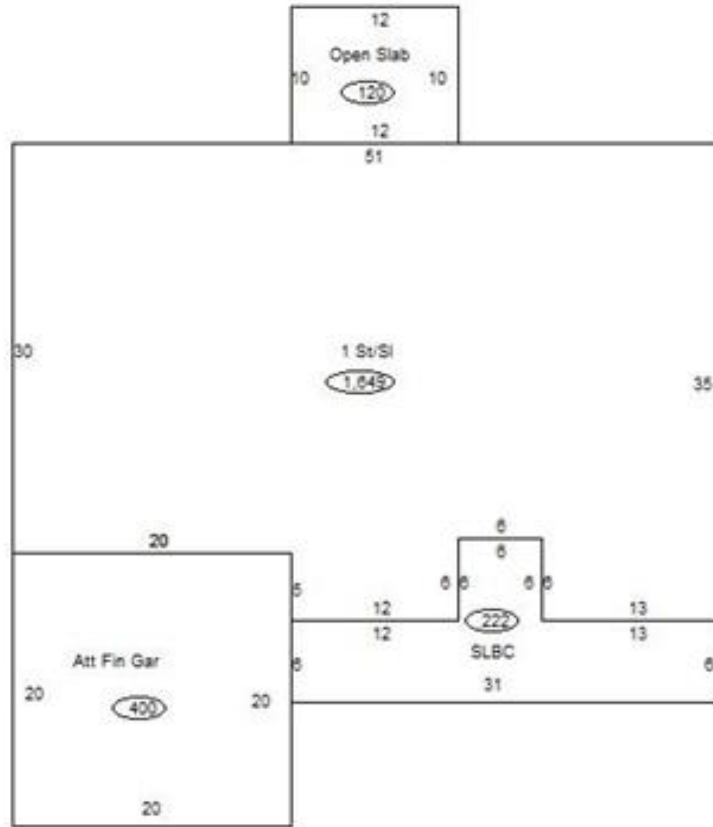
Date 04/18/2026

Time 08:41:08

Page 3

Sketch Image

660096012



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,649	1.000	1,649
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	222	1.000	222
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,649		1,649