



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:52:34
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Assessment Data				Primary Image			
Account	660102193			<p>660102193_001.JPG 11/4/2025</p>			
Parcel ID	20N15E-20-1-00000-001-0000						
Cadastral ID	20-20-15-01110						
Property Type	REAL - Real Property						
Property Class	UC	VI Area	3				
Tax Area	1 - CATOOSA OT						
Name ID	326362						
BAKER, LARRY & LAURIE DAWN							
PO BOX 504 CATOOSA OK 74015-0000							
Parcel Location							
Situs	03331 N HWY 66						
Subdivision							
Lot/Block	/	Parcel Size	6.12 - Acres				
Sec/Twn/Rng	20 / 20 / 15 / 1						
Neighborhood	5001 - TASC 2016						
School District	S002 - CATOOSA SCHOOLS						
Legal Description Lat/Long: 36.20182702 -95.72698375							
ALL TH PT SE NE NE & NE SE NE, LYING E OF HWY 66 & LESS S 65' E 120' NE SE NE							
Building Permits							
Number	Description	Opened	Closed	Amount			
R20	R20- SPLIT/ POSS NEW CONSTR	02/2019	05/2019				
Exemptions							
Code	Type	Active	Maximum	Exemption			
Sale History							
Bk/Pg	Grantor	Date	Price	Code			
/	FIDLER, ROY E	11/09/2018	420,000	YES			

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2019	Land Value	419,936	419,936	11%	46,193	Assessed	102,126	10,892.76
Year Frozen		Improvements	508,484	508,484		55,933	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	928,420	928,420		102,126	Total Taxable	102,126	10,893.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660102193	BAKER, LARRY & LAURIE DAWN	1	911,848	0	98,194	10,473.00	
2024	2024-660102193	BAKER, LARRY & LAURIE DAWN	1	850,163	0	93,518	9,865.00	
2023	2023-660102193	BAKER, LARRY & LAURIE DAWN	1	856,612	0	94,227	9,671.00	
2022	2022-660102193	BAKER, LARRY & LAURIE DAWN	1	840,371	0	92,441	9,279.00	
2021	2021-660102193	BAKER, LARRY & LAURIE DAWN	1	858,713	0	94,458	8,310.00	
2020	2020-660102193	BAKER, LARRY & LAURIE DAWN	1	858,713	0	94,458	8,366.00	
2019	2019-660102193	BAKER, LARRY & LAURIE DAWN	1	419,936	0	46,193	4,148.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	6.12		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	266,588.00 x .50 = 134,165		
Factor Value	0		
Adjustments	313%		
Lot Value	419,936		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1111558
Total Building Area	6,250	Image Date	11/4/2025
Total Base Value	495,250	Name	001.JPG
Modifier Value		Description	660102193_001.JPG
Misc Improvements			
Replacement Cost New	495,250		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	460,582		
Economic Depreciation			
RCNLD (All Sources)	460,582		
Depreciated Improvements			
Outbuilding Value	47,902		
Total Improvement Value	508,484		
Land Value	419,936		
Cost Approach Value	928,420		
			148.55/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	47,902
Miscellaneous Income		Land Value	419,936
Effective Gross Income (EGI)		Total Appraised Value	928,420
			148.55/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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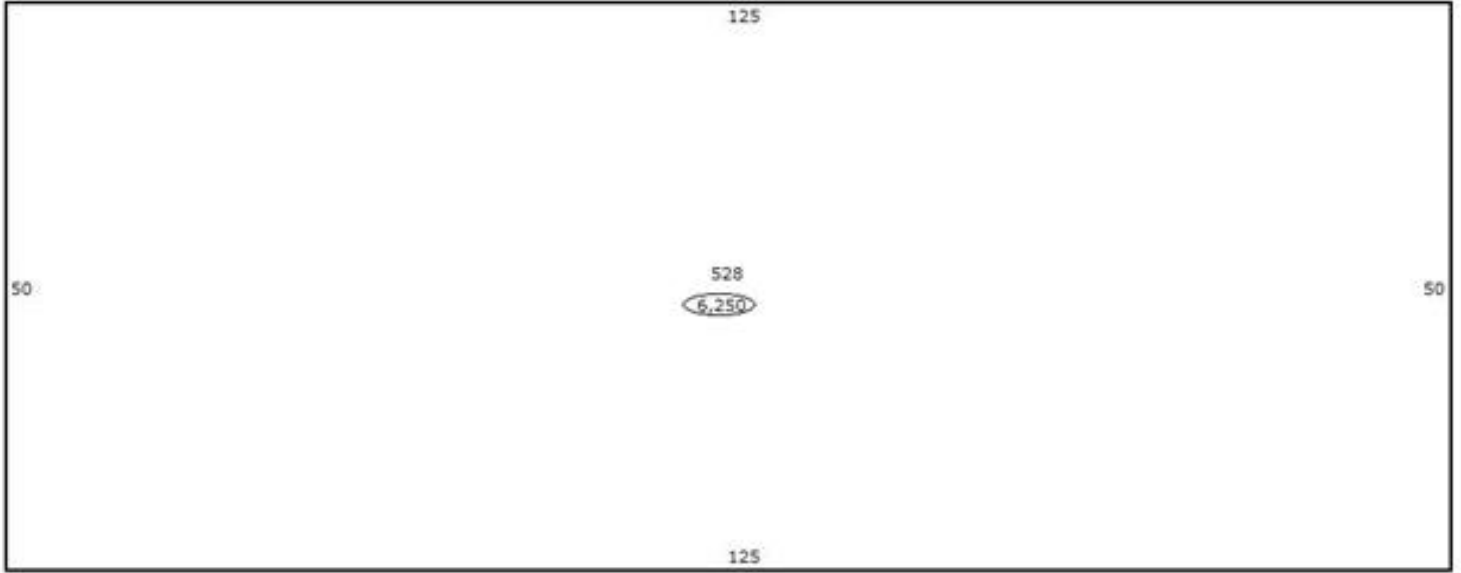
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Sketch Image

660102193



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		13	528	6,250	1.000	6,250
Total Building Area						6,250		6,250



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Parcel ID 20N15E-20-1-00000-001-0000
Cadastral ID 20-20-15-01110

Tax Area Code 1
Property Class UC
Owners Name BAKER, LARRY & LAURIE DAWN

Building Data

Building ID 4384
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,250
Average Perimeter 350
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0025.JPG
Image Date 4/16/2021
Image Name IMG_0025.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 56.86
Wall Cost 21.01
HVAC Cost 1.37
Basement Cost 0.00
Total Base Cost 79.24
Total Area 6,250
Base RCN 495,250
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 495,250
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (34,668)
Total RCNLD 460,582
Lump Sums
Total Building Value 460,582 \$ 73.69 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	10%		8,563
Total Modifier Value					8,563



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			12,750
	Qual 3	Cond 3	Year 2021	Eff Age 3		

Valuation Summary

Modifier Total

RCN

Depr (% Phys/ % Func)

RCNLD

Base Cost (4.42 x 12,750)

56,355

8,453

47,902

Total Site Improvement Value

47,902