



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	660000704																		
Parcel ID	22N15E-01-4-00000-000-0000																		
Cadastral ID	01-22-15-01700																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area	4																
Tax Area	11 - SEQUOYAH/NW FIRE																		
Name ID	289660																		
TRACY LYNN INC																			
8306 N HWY 88																			
OOLOGAH OK 74053-0000																			
Parcel Location				\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0063.JPG 3/28/2022															
Situs	09614 N HWY 88																		
Subdivision																			
Lot/Block	/	Parcel Size	.71 - Acres																
Sec/Twn/Rng	1 / 22 / 15 / 4																		
Neighborhood	6030 - UNPLATTED																		
School District	S006 - SEQUOYAH SCHOOLS																		
Legal Description				Building Permits															
Lat/Long: 36.41568932 -95.65863635				<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"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
E 150' PT NW NW SE & SW SW NE BEG: SW/C NE & S 00-24-28 W 171 50'; S 84-03-32 E 417.4'; N TO PT SLY ROW/L OOLOGAH DAM RD; NWLY ALG ROW/L 417.4'; S 00-24 -28 W 37.2' TO POB																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2163/134	MITCHELL, PHYLLIS & VERNON-&	03/16/2011	70,000	YES										
					2007/557	HOLLAND, LEONA	02/27/2009	0	4										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax											
Remove Cap	0	Land Value	34,505	27,675	11%	3,044	Assessed	10,315	1,055.55										
Year Frozen	0	Improvements	66,145	66,100		7,271	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	100,650	93,775		10,315	Total Taxable	10,315	1,056.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660000704	TRACY LYNN INC	11	97,458	0	9,824	1,006.00												
2024	2024-660000704	TRACY LYNN INC	11	109,328	0	9,357	961.00												
2023	2023-660000704	TRACY LYNN INC	11	81,008	0	8,911	934.00												
2022	2022-660000704	TRACY LYNN INC	11	88,420	0	9,726	1,026.00												
2021	2021-660000704	TRACY LYNN INC	11	103,959	0	11,435	1,164.00												
2020	2020-660000704	TRACY LYNN INC	11	102,856	0	10,962	1,152.00												
2019	2019-660000704	TRACY LYNN INC	11	94,913	0	10,441	1,082.00												
2018	2018-660000704	TRACY LYNN INC	11	122,000	0	12,174	1,275.00												
2017	2017-660000704	TRACY LYNN INC	11	120,914	0	11,594	1,187.00												
2016	2016-660000704	TRACY LYNN INC	11	115,920	0	11,042	1,137.00												
2015	2015-660000704	TRACY LYNN INC	11	113,495	0	10,517	1,093.00												
2014	2014-660000704	TRACY LYNN INC	11	118,799	0	10,016	1,042.00												
2013	2013-660000704	TRACY LYNN INC	11	120,322	0	9,539	976.00												



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.71	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	33,828.00 x 1.02 = 34,505	
Factor Value		
Adjustments	1.0000	
Lot Value	34,505	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	3,052 / 3,052
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 71



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	118,443	38.81	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	73.03	Total Misc Impr	+ 22,517				
Roofing Adj	+ 3.41	Garage Cost	+ 0				
Subfloor Adj	+ 2.06	Total RCN	= 273,330				
Heat/Cool Adj	+ 0.73	Depreciation (76%)	- 207,731				
Plumbing Adj	+ 2.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,599				
Adj Base Cost	= 82.18	Lot Value	+ 34,505				
Total Area	x 3,052	Indicated Value	= 100,104				
Adjusted Cost	= 250,813	Value Per SqFt	32.80				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,599		
Lot Value	34,505		
Indicated Value	100,104	32.80	Per SqFt
Agland Value			
Site Improvements	546		
Total Value	100,650	32.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2070	32x19		608	19.08		11,601
EPSW	ENCLOSED PORCH - SOLID WALL	2071	16x13		208	52.48		10,916



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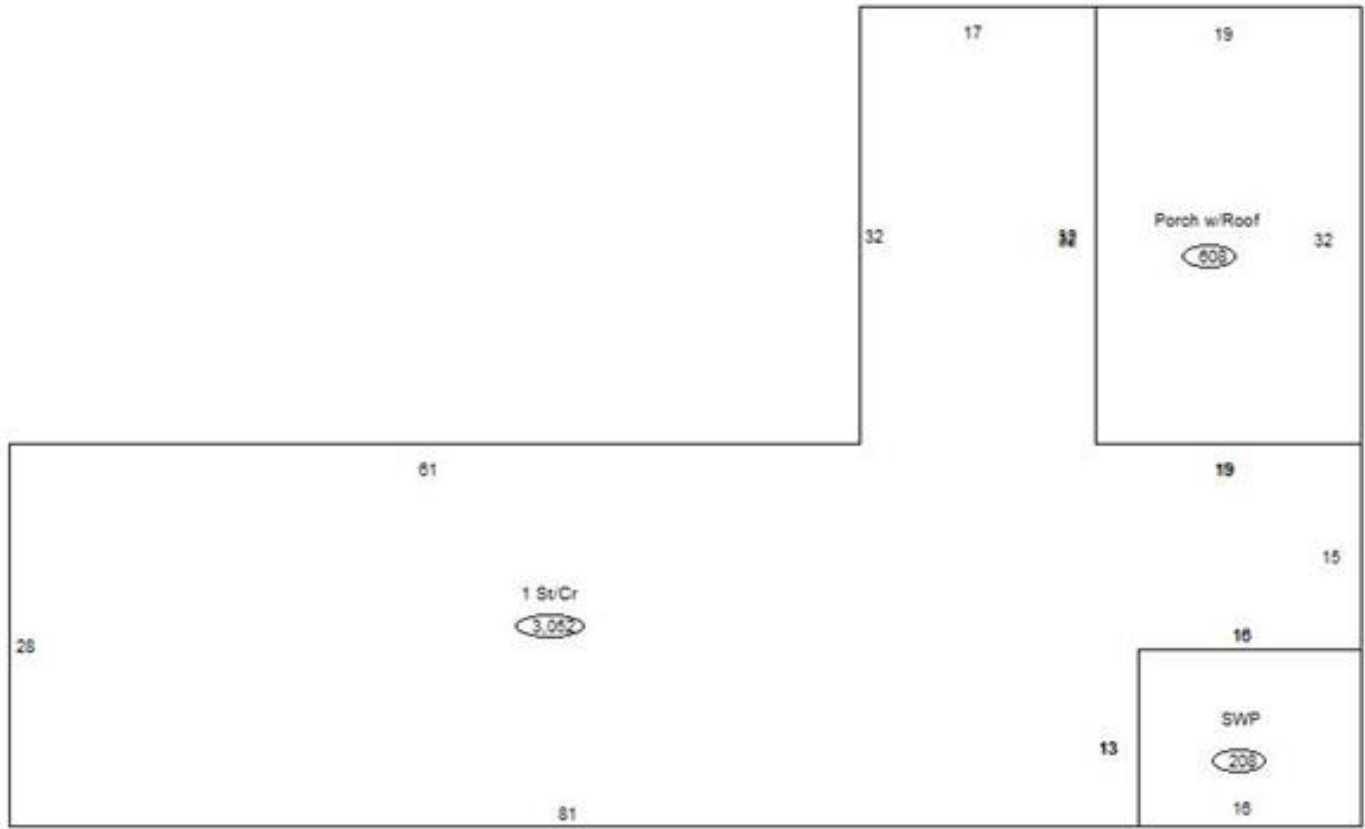
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Sketch Image

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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	3,052	1.000	3,052
2	M	PRCH		13	SLBC	608	1.000	608
3	M	EPSW		13	EPSW	208	1.000	208
Total Building Area						3,052		3,052



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			312
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (3.50 x 312)	1,092	1,092	546	546