



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	660003268								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-09000								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	282366								
FARR, MARSHALL & VICKI R									
REVOCABLE LIVING TRUST									
1280 N LYNN LANE RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	01707 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	.66 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description					REVAL 2024	6/13/2023			
Lat/Long: 36.32713038 -95.60752614					Building Permits				
TR IN NE SW, BEG: SE/C NE SW, W 952.55' TO PT ON ELY ROW HY 66' N 26-55' E 668.48' TO POB; S 72-28-51 E 300.28' TO PT ON WLY ROW HY 66; N 12-01-40 E ALG ROW CURVE TO LEFT 116.13 N 79-25 W 290 34' TO PT ON ELY ROW HWY 66, S 26-00 W 81.34' TO POB					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1611/631	BOB'S AUTO BODY INC	08/12/2004	178,000	YES
					857/409			90,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2005	Land Value	129,370	129,370	11%	14,231	Assessed	69,932	6,463.81
Year Frozen	0	Improvements	570,681	506,375		55,701	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	700,051	635,745		69,932	Total Taxable	69,932	6,464.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003268	FARR, MARSHALL & VICKI R	17	713,708	0	66,602	6,156.00		
2024	2024-660003268	FARR, MARSHALL & VICKI R	17	576,640	0	63,431	5,862.00		
2023	2023-660003268	FARR, MARSHALL & VICKI R	17	595,390	0	65,493	5,999.00		
2022	2022-660003268	FARR, MARSHALL & VICKI R	17	603,042	0	65,227	6,038.00		
2021	2021-660003268	FARR, MARSHALL & VICKI R	17	564,736	0	62,121	5,485.00		
2020	2020-660003268	FARR, MARSHALL & VICKI R	17	564,736	0	62,121	5,688.00		
2019	2019-660003268	FARR, MARSHALL & VICKI R	17	576,529	0	63,418	5,874.00		
2018	2018-660003268	FARR, MARSHALL & VICKI R	17	196,243	0	21,587	1,995.00		
2017	2017-660003268	FARR, MARSHALL & VICKI R	17	196,243	0	20,791	1,909.00		
2016	2016-660003268	FARR, MARSHALL & VICKI R	17	180,003	0	19,801	1,859.00		
2015	2015-660003268	FARR, MARSHALL & VICKI R	17	180,003	0	19,801	1,786.00		
2014	2014-660003268	FARR, MARSHALL & VICKI R	17	180,003	0	19,801	1,836.00		
2013	2013-660003268	FARR, MARSHALL & VICKI R	17	180,003	0	19,801	1,812.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	28749		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	129,370.00 x 1.00 = 129,370		
Factor Value	0		
Adjustments			
Lot Value	129,370		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026791
Total Building Area	10,200	Image Date	6/13/2023
Total Base Value	745,428	Name	IMG_0004.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	745,428		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	568,636		
Economic Depreciation			
RCNLD (All Sources)	568,636		
Depreciated Improvements			
Outbuilding Value	2,045		
Total Improvement Value	570,681		
Land Value	129,370		
Cost Approach Value	700,051 68.63/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,045
Miscellaneous Income		Land Value	129,370
Effective Gross Income (EGI)		Total Appraised Value	700,051 68.63/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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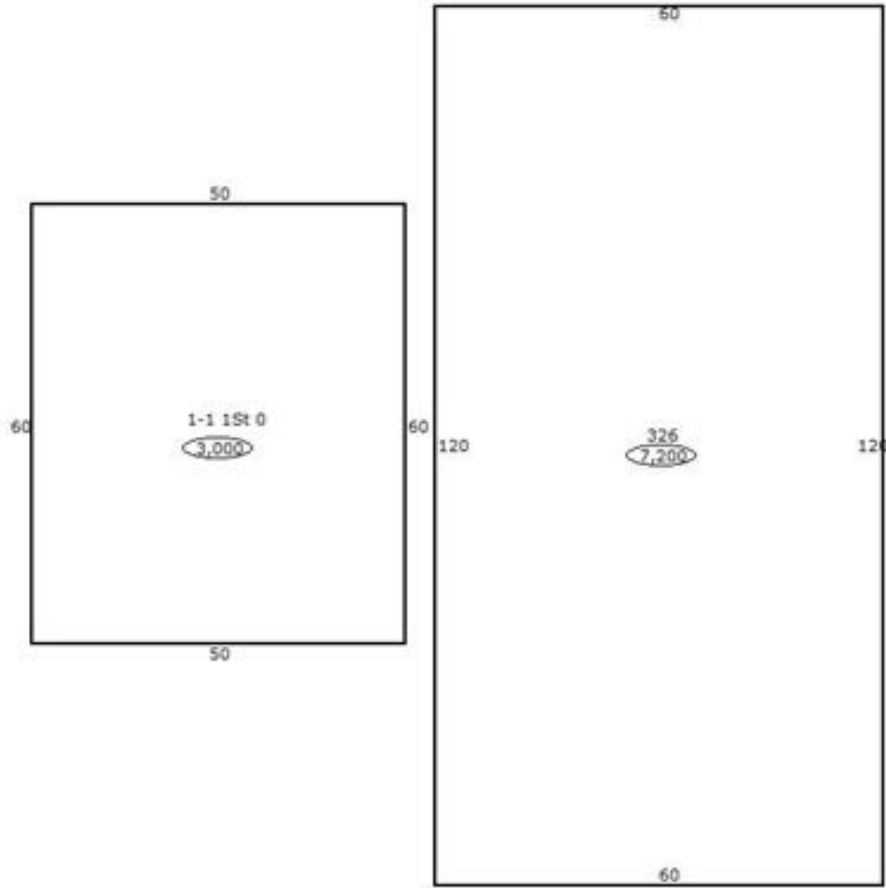
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	3,000	1.000	3,000
2	C	326		20	326	7,200	1.000	7,200
Total Building Area						10,200		10,200



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Account 660003268
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-09000

Tax Area Code 17
Property Class UC
Owners Name FARR, MARSHALL & VICKI R

Building Data

Building ID 1223
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1983
Effective Age 28
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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_0004.JPG
Image Date 6/13/2023
Image Name IMG_0004.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.71
Wall Cost 16.91
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 59.62
Total Area 3,000
Base RCN 178,860
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 178,860
Physical Depreciation 64%
Functional Depreciation
Total Depreciation 64% (114,470)
Total RCNLD 64,390
Lump Sums
Total Building Value 64,390 \$ 21.46 Per SqFt



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Account 660003268
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-09000

Tax Area Code 17
Property Class UC
Owners Name FARR, MARSHALL & VICKI R

Building Data

Building ID 4215
Building Sequence 2
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,200
Average Perimeter 360
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2017
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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_0006.JPG
Image Date 6/13/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 49.75
Wall Cost 14.21
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 78.69
Total Area 7,200
Base RCN 566,568
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 566,568
Physical Depreciation 11%
Functional Depreciation
Total Depreciation 11% (62,322)
Total RCNLD 504,246
Lump Sums
Total Building Value 504,246 \$ 70.03 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			1,200
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.87 x 1,200)		5,844	3,799	2,045
Total Site Improvement Value				2,045