



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:55:18  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660025413 <b>Parcel ID</b> 000000-00-0-20070-001-0004 <b>Cadastral ID</b> 30-20-15-03940 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 337830 LYNCH, DONALD DALE  PO BOX 536 CATOOSA OK 74015-0536  <b>Parcel Location</b> <b>Situs</b> 00108 W MUSKOGEE ST <b>Subdivision</b> FOSTER II <b>Lot/Block</b> 0004 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 1187 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.17993176 -95.75116374																																																																																																																									
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Lot Data	Square-Foot - NBHD 1187 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5426	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	23,635.00 x 1.85 = 43,725	
Factor Value		
Adjustments	1.0000	
Lot Value	43,725	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,942 / 1,942
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	550 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46



660025413\_002.JPG 12/9/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	253,259	130.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	255,050 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	117.55	Total Misc Impr	+	20,225			
Roofing Adj	+ 6.10	Garage Cost	+	32,786			
Subfloor Adj	+ 0.00	Total RCN	=	337,922			
Heat/Cool Adj	+ 16.31	Depreciation ( 51%)	-	172,340			
Plumbing Adj	+ 6.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	165,582			
Adj Base Cost	= 146.71	Lot Value	+	43,725			
Total Area	x 1,942	Indicated Value	=	209,307			
Adjusted Cost	= 284,911	Value Per SqFt		107.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,582		
Lot Value	43,725		
Indicated Value	209,307	107.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,307	107.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62093	19x4		76	32.95		2,504
PRCH	SLAB PORCH - COVERED	62094	570		570	31.09		17,721

