



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 660025440 Parcel ID 000000-00-0-20070-004-0001 Cadastral ID 30-20-15-04210 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 266696 LYNN, CHRISTOPHER L & KATHLEEN C 415 S GRAVITT ST CATOOSA OK 74015-0000																			
Parcel Location Situs 00415 GRAVITT Subdivision FOSTER II Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 1187 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																			
Legal Description Lat/Long: 36.18227173 -95.75171726					Building Permits														
LOT 1 BLOCK 4 FOSTER II					<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>R20 170760</td> <td>R21- NEW POOL</td> <td>08/2020</td> <td>10/2020</td> <td>35,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 170760	R21- NEW POOL	08/2020	10/2020	35,000
Number	Description	Opened	Closed	Amount															
R20 170760	R21- NEW POOL	08/2020	10/2020	35,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1081/410	GOUGLER, LARRY A &	09/12/1997	100,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	1998		Land Value 37,694	21,294	11%	2,342	Assessed	23,605	2,517.71										
Year Frozen	0		Improvements 207,362	193,299		21,263	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		Total Value 245,056	214,593		23,605	Total Taxable	22,605	2,411.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025440	LYNN, CHRISTOPHER L &			1	238,389	1000	21,918	2,338.00										
2024	2024-660025440	LYNN, CHRISTOPHER L &			1	249,492	1000	21,250	2,242.00										
2023	2023-660025440	LYNN, CHRISTOPHER L &			1	201,240	1000	20,602	2,114.00										
2022	2022-660025440	LYNN, CHRISTOPHER L &			1	190,665	1000	19,973	2,005.00										
2021	2021-660025440	LYNN, CHRISTOPHER L &			1	192,705	1000	20,198	1,777.00										
2020	2020-660025440	LYNN, CHRISTOPHER L &			1	165,622	1000	16,800	1,488.00										
2019	2019-660025440	LYNN, CHRISTOPHER L &			1	157,101	1000	16,281	1,462.00										
2018	2018-660025440	LYNN, CHRISTOPHER L &			1	163,666	1000	16,607	1,482.00										
2017	2017-660025440	LYNN, CHRISTOPHER L &			1	162,279	1000	16,095	1,453.00										
2016	2016-660025440	LYNN, CHRISTOPHER L &			1	157,889	1000	15,597	1,387.00										
2015	2015-660025440	LYNN, CHRISTOPHER L &			1	154,136	1000	15,113	1,351.00										
2014	2014-660025440	LYNN, CHRISTOPHER L &			1	157,042	1000	14,644	1,325.00										
2013	2013-660025440	LYNN, CHRISTOPHER L &			1	148,971	1000	14,189	1,270.00										



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Lot Data		Square-Foot - NBHD 1187 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.4678							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	20,375.00 x 1.85 = 37,694			<p>\\tsclient\C\Users\rln\Pictures\2017-07-24 07-24-17\07-24-17 089.J 7/25/2017</p>				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	37,694			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 262,525 124.54 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl			Selection Model A Adam Test				
Base/Total Area	2,108 / 2,108			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 1				
HVAC	100% Warmed & Cooled Air			Indicated Value 205,790 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,108			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 175,853				
Bed/F/H Bath	3 / 2.0 /			Lot Value 37,694				
Basement Area				Indicated Value 213,547 101.30 Per SqFt				
Garage Type	506 Attached Garage - Finished 2 Stalls			Agland Value				
Remodel				Site Improvements 31,509				
Year/Eff Age	1984 / 32			Total Value 245,056 116.25 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	99.08	Total Misc Impr	+ 12,739					
Roofing Adj	+ 4.64	Garage Cost	+ 20,159					
Subfloor Adj	+ -2.19	Total RCN	= 293,088					
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 117,235					
Plumbing Adj	+ 9.26	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 175,853					
Adj Base Cost	= 123.43	Lot Value	+ 37,694					
Total Area	x 2,108	Indicated Value	= 213,547					
Adjusted Cost	= 260,190	Value Per SqFt	101.30					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	62199	6x6		36	26.82		966
PATO	SLAB PORCH - OPEN	146781	716		716	8.60		6,158



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground VINYL	32x16x0	Base		512	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD
	Base Cost (51.63 x 512)		26,435		26,435	7,137	19,298
	GZBO	Gazebo	14x14x8	Concrete	Formed Metal	196	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD
	Base Cost (33.52 x 196)		6,570		6,570	1,774	4,796
	GZBO	Gazebo	14x14x8	Concrete	Formed Metal	196	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD
	Base Cost (33.52 x 196)		6,570		6,570	1,774	4,796
	SHDS	Shed - Small	16x12x8	Plank	Formed Metal	192	
	Qual	2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
	Base Cost (18.95 x 192)		3,638		3,638	1,019	2,619