



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:00:14
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Assessment Data					Primary Image									
Account	660029898				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-21\IMG_001 5/21/2021</p>									
Parcel ID	20N14E-35-1-00000-000-0000													
Cadastral ID	35-20-14-00700													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	264852													
ARNOLD, MINNIE LORENE & JEFFREY W ARNOLD-TRUSTEE & JEFFREY WEBB ARNOLD 1198 N LYNN LANE CATOOSA OK 74015-0000														
Parcel Location														
Situs	01198 N LYNN LANE RD													
Subdivision														
Lot/Block	/	Parcel Size	4.03 - Acres											
Sec/Twn/Rng	35 / 20 / 14 / 1													
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17300230 -95.78085974														
N2 NE SE NE LESS S 194.7' E 217.5'														
Building Permits														
<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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1053/332	DAVIS, RONALD G & HAZEL M	01/24/1997	120,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	1998	Land Value	138,367	67,093	11%	7,380	Assessed	22,755 2,427.05						
Year Frozen	0	Improvements	178,537	139,774		15,375	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	316,904	206,867		22,755	Total Taxable	22,755 2,427.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029898	ARNOLD, MINNIE LORENE &	1	276,704	0	21,672	2,312.00							
2024	2024-660029898	ARNOLD, MINNIE LORENE &	1	285,187	0	20,640	2,177.00							
2023	2023-660029898	ARNOLD, MINNIE LORENE &	1	178,701	0	19,657	2,017.00							
2022	2022-660029898	ARNOLD, MINNIE LORENE &	1	181,108	0	19,922	2,000.00							
2021	2021-660029898	ARNOLD, MINNIE LORENE &	1	186,167	0	20,478	1,802.00							
2020	2020-660029898	ARNOLD, MINNIE LORENE &	1	183,682	0	19,917	1,764.00							
2019	2019-660029898	ARNOLD, MINNIE LORENE &	1	172,447	0	18,969	1,703.00							
2018	2018-660029898	ARNOLD, MINNIE LORENE &	1	175,947	0	18,718	1,671.00							
2017	2017-660029898	ARNOLD, MINNIE LORENE &	1	174,510	1000	16,826	1,519.00							
2016	2016-660029898	ARNOLD, DON W & MINNIE LORENE	1	170,750	1000	16,307	1,450.00							
2015	2015-660029898	ARNOLD, DON W & MINNIE LORENE	1	166,239	1000	15,803	1,412.00							
2014	2014-660029898	ARNOLD, DON W & MINNIE LORENE	1	167,444	1000	15,313	1,385.00							
2013	2013-660029898	ARNOLD, DON W & MINNIE LORENE	1	164,457	1000	14,838	1,328.00							



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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 4.03 Non-Ag Acres 4.0336 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 175,705.00 x .79 = 138,367 Factor Value Adjustments 1.0000 Lot Value 138,367		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,849 / 1,849
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,849
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1963 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	208,207	112.61	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	114.98	Total Misc Impr	+ 13,350				
Roofing Adj	+ 4.78	Garage Cost	+ 18,988				
Subfloor Adj	+ -2.28	Total RCN	= 287,093				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 129,192				
Plumbing Adj	+ 7.66	Lump Sums	+ 16,255				
Basement Adj	+ 0.00	RCNLD	= 174,156				
Adj Base Cost	= 137.78	Lot Value	+ 138,367				
Total Area	x 1,849	Indicated Value	= 312,523				
Adjusted Cost	= 254,755	Value Per SqFt	169.02				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,156		
Lot Value	138,367		
Indicated Value	312,523	169.02	Per SqFt
Agland Value			
Site Improvements	4,381		
Total Value	316,904	171.39	Total Value Per SqFt

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	71557	8x5		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	71558	17x15		255	26.13		6,663
GRDT	Garage - Detached	174911	24x24		576	28.22		16,255



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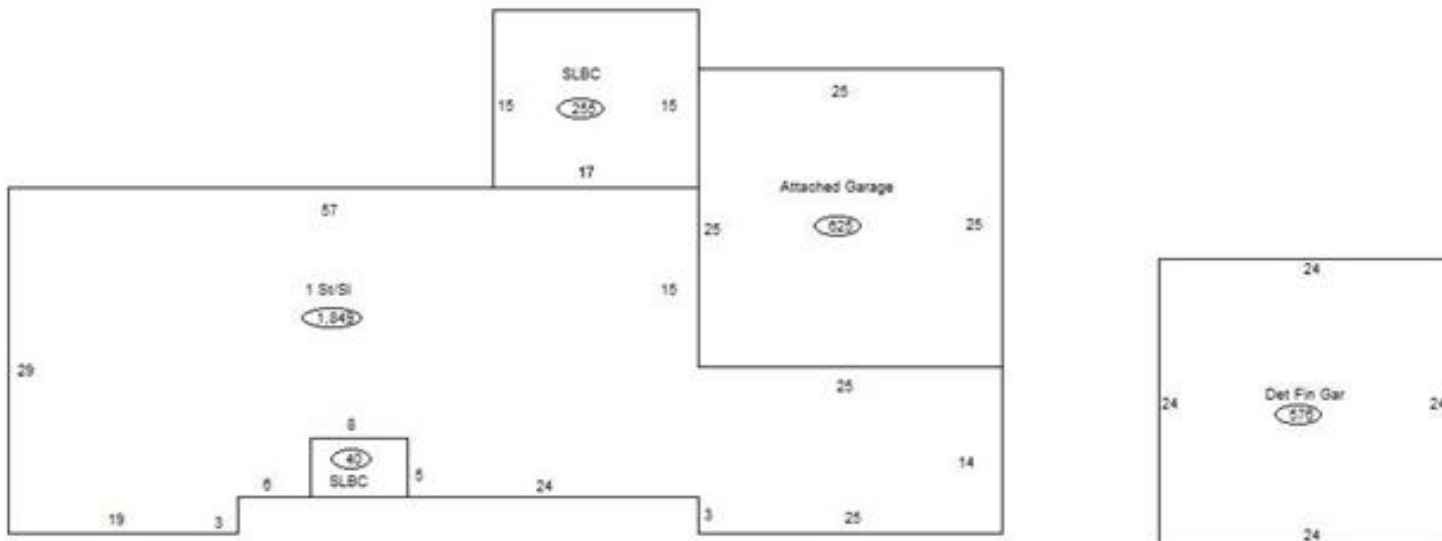
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,849	1.000	1,849
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	255	1.000	255
5	G	6		13	Det Fin Gar	576	1.000	576
Total Building Area						1,849		1,849



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHIP	Shipping/Storage Container	8x40x0	Dirt			320
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)	2,000		2,000	1,580	420

BNGP	Barn - General Purpose	24x18x8	Dirt	Galvanized Metal	432
Qual	3	Cond 3	Year 1980	Eff Age 35	

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (21.30 x 432)	9,202		9,202	5,613	3,589

LNT0	Lean To - Attached	20x10x8	Dirt	Galvanized Metal	200
Qual	3	Cond 1	Year 1980	Eff Age 64	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.31 x 200)	1,862		1,862	1,490	372