



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029926 Parcel ID 20N14E-35-1-00000-000-0000 Cadastral ID 35-20-14-03400 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 323385 LARKIN, MICHAEL LOUIS TRUST 1220 N LYNN LANE RD CATOOSA OK 74015-0000 Parcel Location Situs 01220 N LYNN LANE RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 35 / 20 / 14 / 1 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17227360 -95.78008462																																																																																																																									
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Date 04/16/2026
Time 22:10:22
Page 2

Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1.25 Non-Ag Acres 1.1741 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,142.00 x 1.22 = 62,581 Factor Value Adjustments 1.0000 Lot Value 62,581		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-11\IMG_006I 6/14/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,670 / 1,670
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,012	124.56	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	115.84	Total Misc Impr	+	21,545			
Roofing Adj	+ 4.87	Garage Cost	+	25,472			
Subfloor Adj	+ 0.00	Total RCN	=	285,226			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	128,352			
Plumbing Adj	+ 9.29	Lump Sums	+	29,639			
Basement Adj	+ 0.00	RCNLD	=	186,513			
Adj Base Cost	= 142.64	Lot Value	+	62,581			
Total Area	x 1,670	Indicated Value	=	249,094			
Adjusted Cost	= 238,209	Value Per SqFt		149.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,513		
Lot Value	62,581		
Indicated Value	249,094	149.16	Per SqFt
Agland Value			
Site Improvements	2,556		
Total Value	251,650	150.69	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	71640	7x4		28	26.84		752
EPSW	ENCLOSED PORCH - SOLID WALL	71641	22x10		220	68.99		15,178
WODC	Wood Deck - Covered	71642	435		435	29.68	35%	8,392
GRDT	Garage - Detached	174912	30x26		780	27.24		21,247



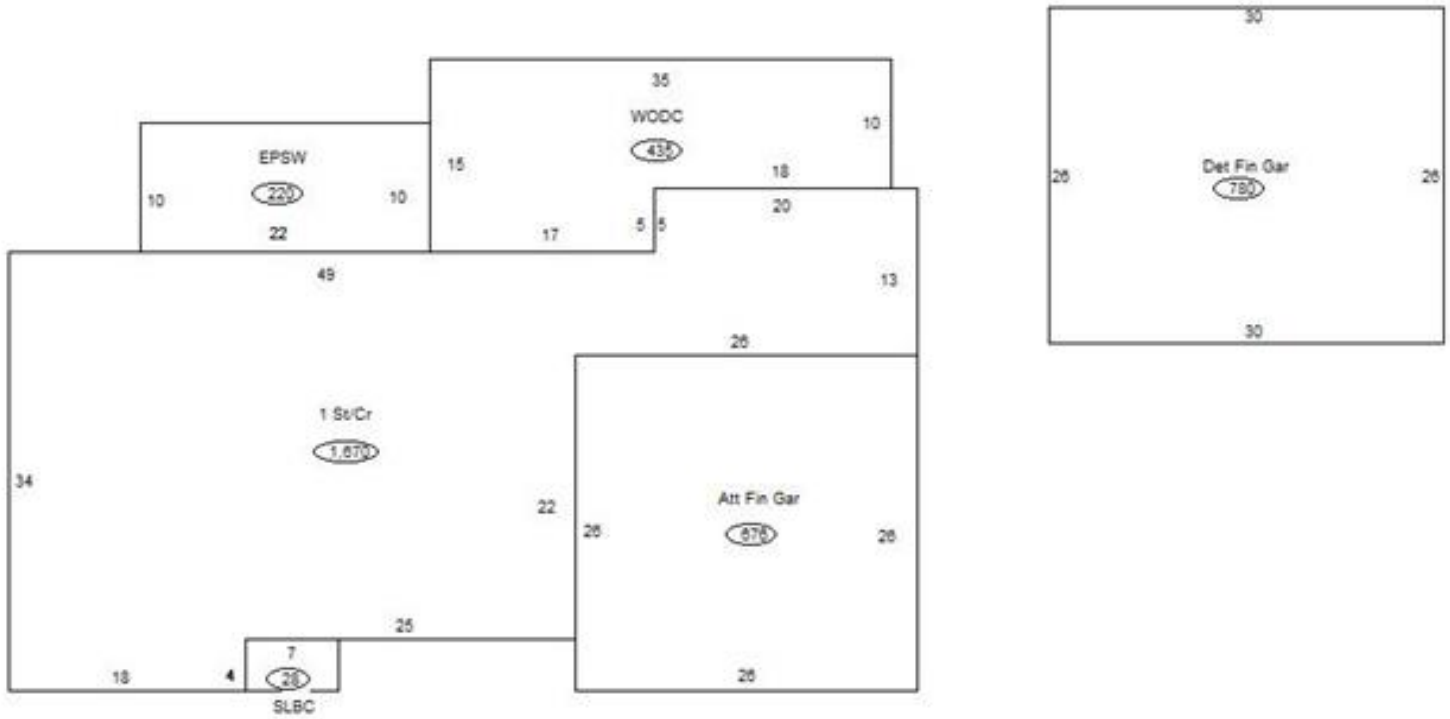
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 Page 3

Sketch Image

660029926



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,670	1.000	1,670
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	PRCH		13	SLBC	28	1.000	28
4	M	EPSW		13	EPSW	220	1.000	220
5	M	WODC		13	WODC	435	1.000	435
6	G	6		13	Det Fin Gar	780	1.000	780
Total Building Area						1,670		1,670



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Page 4

660029926

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual 4	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (31.80 x 96)	3,053		3,053	1,252



SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80
Qual 6	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (39.75 x 80)	3,180		3,180	1,304