



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	660030390				<p>660030390_002.JPG 11/06/25</p>				
Parcel ID	20N15E-35-1-00000-000-0000								
Cadastral ID	35-20-15-02400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	22 - CATOOSA / FAIR OAKS FD								
Name ID	339752								
LANE, RAY									
30422 S 4120 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	30422 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size 1 - Acres							
Sec/Twn/Rng	35 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17049589 -95.67334327									
Building Permits									
N 110' OF S 377' OF E 400' SE SE NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	GORDON, BILLY DUANE	09/22/2022	200,000	YES
					/	QUEEN, MARY L & STEVEN L GATES &	10/09/2020	115,000	YES
					/	GATES, LEON M	07/02/2020	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax
Remove Cap	2023	Land Value	77,609	77,609	11%	8,537	Assessed	20,683	2,065.40
Year Frozen	2005	Improvements	110,419	110,419		12,146	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	188,028	188,028		20,683	Total Taxable	20,683	2,065.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030390	LANE, RAY	22	187,887	0	20,667	2,064.00		
2024	2024-660030390	LANE, RAY	22	200,000	0	22,000	2,144.00		
2023	2023-660030390	LANE, RAY	22	200,000	0	22,000	2,064.00		
2022	2022-660030390	LANE, RAY	22	115,385	0	12,692	1,194.00		
2021	2021-660030390	GORDON, BILLY DUANE	22	117,665	0	12,943	1,230.00		
2020	2020-660030390	QUEEN, MARY L & STEVEN L GATES &	22	117,052	1000	5,743	555.00		
2019	2019-660030390	GATES, LEON M	22	111,937	1000	5,743	561.00		
2018	2018-660030390	GATES, LEON M	22	111,240	1000	5,742	558.00		
2017	2017-660030390	GATES, LEON M	22	110,221	1000	5,743	566.00		
2016	2016-660030390	GATES, LEON M	22	107,687	1000	5,743	558.00		
2015	2015-660030390	GATES, LEON M	22	105,137	1000	5,743	560.00		
2014	2014-660030390	GATES, LEON M	20	106,984	1000	5,742	519.00		
2013	2013-660030390	GATES, LEON M	20	103,436	1000	5,743	514.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9992 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 43,523.00 x .63 = 27,207 Factor Value Adjustments 2.8525 Lot Value 77,609		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,248
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	146,629	117.49	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.91	Total Misc Impr	+	18,417			
Roofing Adj	+ 5.44	Garage Cost	+	16,761			
Subfloor Adj	+ -1.19	Total RCN	=	201,162			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	94,546			
Plumbing Adj	+ 8.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,616			
Adj Base Cost	= 133.00	Lot Value	+	77,609			
Total Area	x 1,248	Indicated Value	=	184,225			
Adjusted Cost	= 165,984	Value Per SqFt		147.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,616		
Lot Value	77,609		
Indicated Value	184,225	147.62	Per SqFt
Agland Value			
Site Improvements	3,803		
Total Value	188,028	150.66	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	72317	11x7		77	24.03		1,850
PATO	SLAB PORCH - OPEN	72318	136		136	10.54		1,433
EPSW	ENCLOSED PORCH - SOLID WALL	72319	23x7		161	62.35		10,038



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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/SI	1,248	1.000	1,248
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	77	1.000	77
4	M	PATO		13	Open Slab	136	1.000	136
5	M	EPSW		13	EPSW	161	1.000	161
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	22x26x8	Concrete	Composition Shingle	572
	Qual 2	Cond 3	Year 1976	Eff Age 38		
Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)		RCNLD
Base Cost (17.97 x 572)		10,279	10,279	6,476		3,803