




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:18:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030980 Parcel ID 000000-00-0-20190-001-0009 Cadastral ID 36-20-14-01640 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 286033 FARRAR, LOYCE RANDALL & BONNIE JEAN 960 RIDGE LN CATOOSA OK 74015-0000					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_002I 6/15/2021</p>																																																																																																																				
Parcel Location Situs 00960 RIDGE LN Subdivision TOWN & COUNTRY VILLA Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.17110390 -95.76324704					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1605/620</td> <td>BENEFICIAL OKLAHOMA INC</td> <td>07/13/2004</td> <td>118,000</td> <td>YES</td> </tr> <tr> <td>1572/396</td> <td>MILLER, WILLIAM F & TERESA-L</td> <td>03/12/2004</td> <td>0</td> <td>10</td> </tr> <tr> <td>985/437</td> <td>KOONS, W GENE &</td> <td>03/27/1995</td> <td>90,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1605/620	BENEFICIAL OKLAHOMA INC	07/13/2004	118,000	YES	1572/396	MILLER, WILLIAM F & TERESA-L	03/12/2004	0	10	985/437	KOONS, W GENE &	03/27/1995	90,000	Yes																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1605/620	BENEFICIAL OKLAHOMA INC	07/13/2004	118,000	YES																																																																																																																					
1572/396	MILLER, WILLIAM F & TERESA-L	03/12/2004	0	10																																																																																																																					
985/437	KOONS, W GENE &	03/27/1995	90,000	Yes																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 31,800</td> <td>31,800</td> <td>11%</td> <td>3,498</td> <td>Assessed</td> <td>22,433</td> <td>2,392.70</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 172,140</td> <td>172,140</td> <td></td> <td>18,935</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 203,940</td> <td>203,940</td> <td></td> <td>22,433</td> <td>Total Taxable</td> <td>22,433</td> <td>2,393.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2005	Land Value 31,800	31,800	11%	3,498	Assessed	22,433	2,392.70	Year Frozen	0	Improvements 172,140	172,140		18,935	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 203,940	203,940		22,433	Total Taxable	22,433	2,393.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																																																																																	
Remove Cap	2005	Land Value 31,800	31,800	11%	3,498	Assessed	22,433	2,392.70																																																																																																																	
Year Frozen	0	Improvements 172,140	172,140		18,935	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 203,940	203,940		22,433	Total Taxable	22,433	2,393.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>196,908</td><td>0</td><td>21,660</td><td>2,310.00</td></tr> <tr><td>2024</td><td>2024-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>215,066</td><td>0</td><td>21,223</td><td>2,239.00</td></tr> <tr><td>2023</td><td>2023-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>183,744</td><td>0</td><td>20,212</td><td>2,074.00</td></tr> <tr><td>2022</td><td>2022-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>186,035</td><td>0</td><td>20,124</td><td>2,020.00</td></tr> <tr><td>2021</td><td>2021-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>174,235</td><td>0</td><td>19,166</td><td>1,686.00</td></tr> <tr><td>2020</td><td>2020-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>173,083</td><td>0</td><td>18,965</td><td>1,680.00</td></tr> <tr><td>2019</td><td>2019-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>164,203</td><td>0</td><td>18,062</td><td>1,622.00</td></tr> <tr><td>2018</td><td>2018-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>169,100</td><td>0</td><td>18,601</td><td>1,660.00</td></tr> <tr><td>2017</td><td>2017-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>167,522</td><td>0</td><td>18,427</td><td>1,664.00</td></tr> <tr><td>2016</td><td>2016-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>163,053</td><td>0</td><td>17,936</td><td>1,595.00</td></tr> <tr><td>2015</td><td>2015-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>157,812</td><td>0</td><td>17,359</td><td>1,552.00</td></tr> <tr><td>2014</td><td>2014-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>160,651</td><td>0</td><td>16,565</td><td>1,498.00</td></tr> <tr><td>2013</td><td>2013-660030980</td><td>FARRAR, LOYCE RANDALL &</td><td>1</td><td>151,011</td><td>0</td><td>15,777</td><td>1,412.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660030980	FARRAR, LOYCE RANDALL &	1	196,908	0	21,660	2,310.00	2024	2024-660030980	FARRAR, LOYCE RANDALL &	1	215,066	0	21,223	2,239.00	2023	2023-660030980	FARRAR, LOYCE RANDALL &	1	183,744	0	20,212	2,074.00	2022	2022-660030980	FARRAR, LOYCE RANDALL &	1	186,035	0	20,124	2,020.00	2021	2021-660030980	FARRAR, LOYCE RANDALL &	1	174,235	0	19,166	1,686.00	2020	2020-660030980	FARRAR, LOYCE RANDALL &	1	173,083	0	18,965	1,680.00	2019	2019-660030980	FARRAR, LOYCE RANDALL &	1	164,203	0	18,062	1,622.00	2018	2018-660030980	FARRAR, LOYCE RANDALL &	1	169,100	0	18,601	1,660.00	2017	2017-660030980	FARRAR, LOYCE RANDALL &	1	167,522	0	18,427	1,664.00	2016	2016-660030980	FARRAR, LOYCE RANDALL &	1	163,053	0	17,936	1,595.00	2015	2015-660030980	FARRAR, LOYCE RANDALL &	1	157,812	0	17,359	1,552.00	2014	2014-660030980	FARRAR, LOYCE RANDALL &	1	160,651	0	16,565	1,498.00	2013	2013-660030980	FARRAR, LOYCE RANDALL &	1	151,011	0	15,777	1,412.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660030980	FARRAR, LOYCE RANDALL &	1	196,908	0	21,660	2,310.00																																																																																																																		
2024	2024-660030980	FARRAR, LOYCE RANDALL &	1	215,066	0	21,223	2,239.00																																																																																																																		
2023	2023-660030980	FARRAR, LOYCE RANDALL &	1	183,744	0	20,212	2,074.00																																																																																																																		
2022	2022-660030980	FARRAR, LOYCE RANDALL &	1	186,035	0	20,124	2,020.00																																																																																																																		
2021	2021-660030980	FARRAR, LOYCE RANDALL &	1	174,235	0	19,166	1,686.00																																																																																																																		
2020	2020-660030980	FARRAR, LOYCE RANDALL &	1	173,083	0	18,965	1,680.00																																																																																																																		
2019	2019-660030980	FARRAR, LOYCE RANDALL &	1	164,203	0	18,062	1,622.00																																																																																																																		
2018	2018-660030980	FARRAR, LOYCE RANDALL &	1	169,100	0	18,601	1,660.00																																																																																																																		
2017	2017-660030980	FARRAR, LOYCE RANDALL &	1	167,522	0	18,427	1,664.00																																																																																																																		
2016	2016-660030980	FARRAR, LOYCE RANDALL &	1	163,053	0	17,936	1,595.00																																																																																																																		
2015	2015-660030980	FARRAR, LOYCE RANDALL &	1	157,812	0	17,359	1,552.00																																																																																																																		
2014	2014-660030980	FARRAR, LOYCE RANDALL &	1	160,651	0	16,565	1,498.00																																																																																																																		
2013	2013-660030980	FARRAR, LOYCE RANDALL &	1	151,011	0	15,777	1,412.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:18:25
 Page 2

Lot Data	Square-Foot - NBHD 1193 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1825 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,950.00 x 4.00 = 31,800 Factor Value Adjustments 1.0000 Lot Value 31,800		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,809 / 1,809
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,809
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-15\IMG_002I 6/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	193,488	106.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	220,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.76	Total Misc Impr	+ 13,693				
Roofing Adj	+ 4.36	Garage Cost	+ 12,931				
Subfloor Adj	+ -1.15	Total RCN	= 253,147				
Heat/Cool Adj	+ 11.47	Depreciation (32%)	- 81,007				
Plumbing Adj	+ 7.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 172,140				
Adj Base Cost	= 125.22	Lot Value	+ 31,800				
Total Area	x 1,809	Indicated Value	= 203,940				
Adjusted Cost	= 226,523	Value Per SqFt	112.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,140		
Lot Value	31,800		
Indicated Value	203,940	112.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,940	112.74	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
PATC	Patio - Covered	73338		312	312	14.63	4,565
PATO	SLAB PORCH - OPEN	73339	12x10		120	10.68	1,282
ODRK	Outdoor Kitchen			1	1	2,750.00	2,750



Rogers

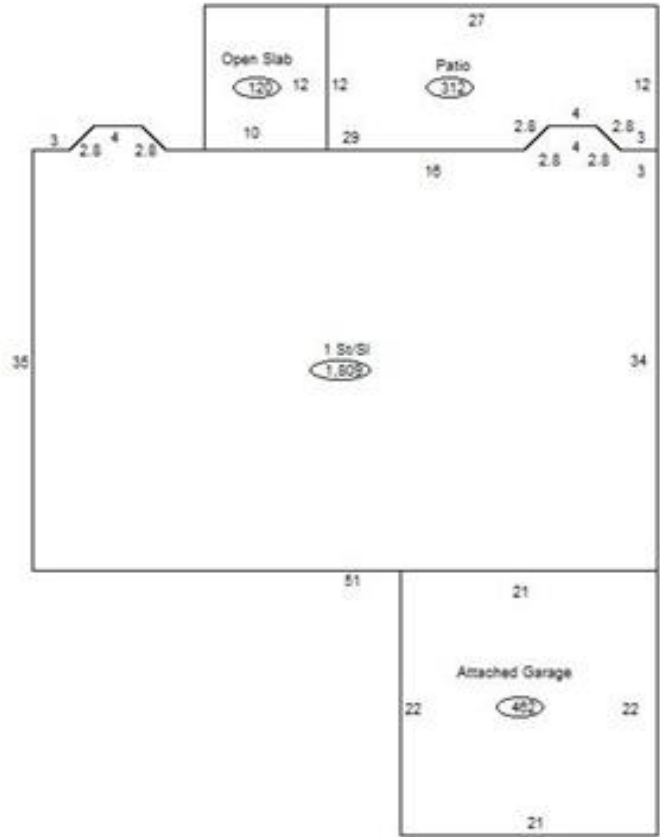
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:18:25
 Page 3

Sketch Image

660030980



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,809	1.000	1,809
2	G	1		13	Attached Garage	462	1.000	462
3	M	PATC		13	Patio	312	1.000	312
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,809		1,809