



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	660050703				<p>\\tsclient\C\Users\rln\Pictures\2017-03-08 03-08-17\03-08-17 039.J 3/16/2017</p>														
Parcel ID	20N14E-35-1-00000-000-0000																		
Cadastral ID	35-20-14-11430																		
Property Type	REAL - Real Property																		
Property Class	UR	VI Area	3																
Tax Area	1 - CATOOSA OT																		
Name ID	260359																		
DUVALL, BUDDY D &																			
NAOMI J																			
1394 N LYNN LANE																			
CATOOSA OK 74015-0000																			
Parcel Location																			
Situs	01394 N LYNN LANE RD																		
Subdivision																			
Lot/Block	/	Parcel Size	1.5 - Acres																
Sec/Twn/Rng	35 / 20 / 14 / 1																		
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14																		
School District	S002 - CATOOSA SCHOOLS																		
Legal Description					Building Permits														
Lat/Long: 36.17498392 -95.78008434					<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
TR IN S2 NE NE BEG NE/C, W 345' S 176.5', S 85-51 E 349.11' TO E/L S2 NE NE, N 201.5' TO POB																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1017/465	RIMER HOMES	02/23/1996	198,500	Yes										
					1000/147	DUVALL, BUDDY D &	08/25/1995	0	No										
					982/274	TUGGLE, CURTIS	02/21/1995	16,000	Yes										
					951/768	MEDRANO, ALFONSO	04/01/1994	12,500	No										
					888/388	SALLEY, EVERETT S	06/17/1992	55,500	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax											
Remove Cap	0	Land Value	67,650	47,388	11%	5,213	Assessed	41,800	4,458.39										
Year Frozen	0	Improvements	397,471	332,608		36,587	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0	Total Value	465,121	379,996		41,800	Total Taxable	40,800	4,352.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660050703	DUVALL, BUDDY D &	1	390,571	1000	39,582	4,222.00												
2024	2024-660050703	DUVALL, BUDDY D &	1	408,523	1000	38,400	4,051.00												
2023	2023-660050703	DUVALL, BUDDY D &	1	350,368	1000	37,253	3,823.00												
2022	2022-660050703	DUVALL, BUDDY D &	1	350,357	1000	36,138	3,628.00												
2021	2021-660050703	DUVALL, BUDDY D &	1	334,050	1000	35,057	3,084.00												
2020	2020-660050703	DUVALL, BUDDY D &	1	331,762	1000	34,007	3,012.00												
2019	2019-660050703	DUVALL, BUDDY D &	1	308,975	1000	32,988	2,962.00												
2018	2018-660050703	DUVALL, BUDDY D &	1	313,413	1000	33,183	2,962.00												
2017	2017-660050703	DUVALL, BUDDY D &	1	310,575	1000	32,187	2,906.00												
2016	2016-660050703	DUVALL, BUDDY D &	1	301,788	1000	31,220	2,777.00												
2015	2015-660050703	DUVALL, BUDDY D &	1	291,925	1000	30,282	2,707.00												
2014	2014-660050703	DUVALL, BUDDY D &	1	297,488	1000	29,371	2,657.00												
2013	2013-660050703	DUVALL, BUDDY D &	1	279,170	1000	28,486	2,550.00												



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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.5	
Non-Ag Acres	1.3034	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,775.00 x 1.19 = 67,650	
Factor Value		
Adjustments	1.0000	
Lot Value	67,650	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,658 / 3,710
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,658
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	704 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1996 / 18



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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	425,085	114.58	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.31	Total Misc Impr	+	28,591			
Roofing Adj	+ 3.66	Garage Cost	+	32,954			
Subfloor Adj	+ -2.38	Total RCN	=	496,839			
Heat/Cool Adj	+ 14.47	Depreciation (20%)	-	99,368			
Plumbing Adj	+ 7.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	397,471			
Adj Base Cost	= 117.33	Lot Value	+	67,650			
Total Area	x 3,710	Indicated Value	=	465,121			
Adjusted Cost	= 435,294	Value Per SqFt		125.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	397,471		
Lot Value	67,650		
Indicated Value	465,121	125.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	465,121	125.37	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	77079		241	241	28.67		6,909
PRCH	SLAB PORCH - COVERED	77080		55x10	550	27.73		15,252



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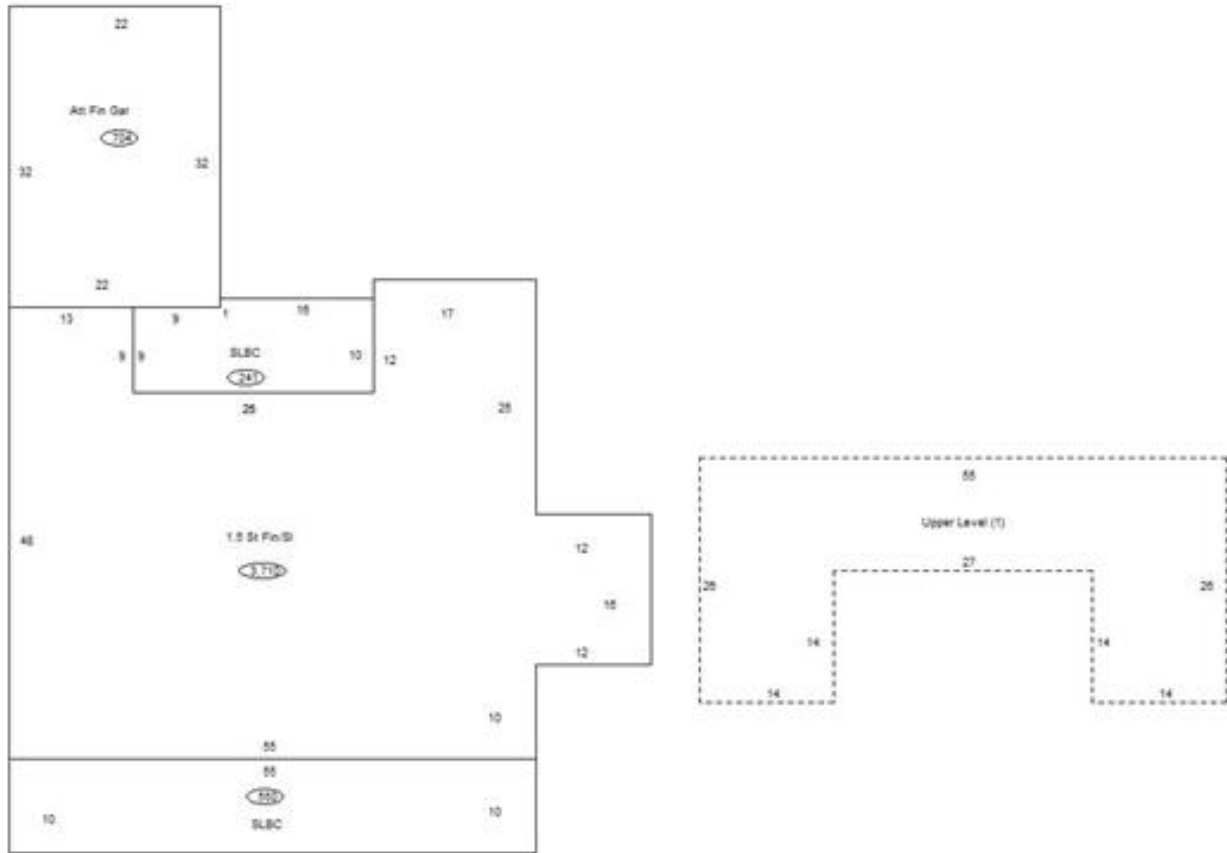
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,658	1.396	3,710
2	G	5		13	Att Fin Gar	704	1.000	704
3	M	PRCH		13	SLBC	241	1.000	241
4	M	PRCH		13	SLBC	550	1.000	550
5	U	^UL		13	Upper Level (1)	1,052	1.000	1,052
Total Building Area						2,658		3,710