




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:40:15  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660050712 <b>Parcel ID</b> 20N14E-35-1-00000-000-0000 <b>Cadastral ID</b> 35-20-14-11420 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 325445 FARR, TRACI L & BRADY J MORGAN  1302 N LYNN LANE RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01302 N LYNN LANE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.11 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 1 <b>Neighborhood</b> 2014 - UNPLATTED T20 & 21 OF R14 <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-11\IMG_005; 6/14/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17451713 -95.78002208 TR IN S2 NE NE, BEG 201.5' S OF NE/C S2 NE NE, N 85- 51W 283.11', S 168.26' S 85- 51 E 287', N 168.5' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.11 <b>Non-Ag Acres</b> 1.0914 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,539.00 x 1.25 = 59,338 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,338		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-11\IMG_005; 6/14/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	5 - Very Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,764 / 1,764
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	720 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1953 / 33

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 185,539 105.18 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.10	<b>Total Misc Impr</b>	+ 19,642	<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+ 25,934
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 273,573	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 43%)</b>	- 117,636
<b>Plumbing Adj</b>	+ 3.16	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 155,937
<b>Adj Base Cost</b>	= 129.25	<b>Lot Value</b>	+ 59,338	<b>Total Area</b>	x 1,764	<b>Indicated Value</b>	= 215,275
		<b>Value Per SqFt</b>	122.04	<b>Adjusted Cost</b>	= 227,997		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 155,937 <b>Lot Value</b> 59,338 <b>Indicated Value</b> 215,275 122.04 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 8,937 <b>Total Value</b> 224,212 127.10 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
ODFP	Outdoor Fireplace/Firepit	0		1	1	2,503.91		2,504
PRCH	Porch	77083	24x7		168	23.69		3,980
EPKS	Enclosed Porch - Kneewall Screen	77084	204		204	26.04		5,312
ODRK	Outdoor Kitchen			1 2022	1	2,750.00		2,750



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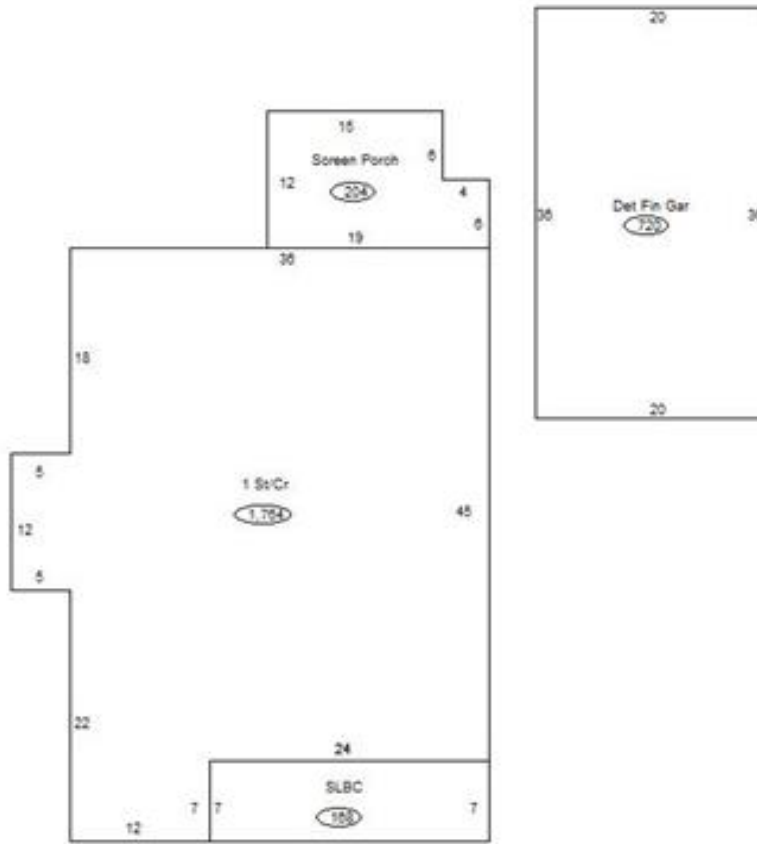
Date 04/16/2026

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### Sketch Image

660050712



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,764	1.000	1,764
2	M	PRCH		13	SLBC	168	1.000	168
3	M	EPKS		13	Screen Porch	204	1.000	204
4	G	6		13	Det Fin Gar	720	1.000	720
<b>Total Building Area</b>						<b>1,764</b>		<b>1,764</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
BALW	Balcony - Wood		16x16x0			256
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.55 x 256)		6,541		6,541	327	6,214
PRCH	Porch		20x6x7			120
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.55 x 120)		3,186		3,186	2,071	1,115
SHDS	Shed - Small		10x16x7	Plank	Formed Metal	160
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.52 x 160)		3,923		3,923	2,315	1,608