



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																												
<b>Account</b> 660103805 <b>Parcel ID</b> 20N14E-25-3-00000-001-0000 <b>Cadastral ID</b> 25-20-14-03610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 330381 MARTIN, JOE & JAMIE  1625 N LYNN LANE RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01625 N LYNN LANE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10.44 - Acres <b>Sec/Twn/Rng</b> 25 / 20 / 14 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																																																																	
<b>Legal Description</b> Lat/Long: 36.17980458 -95.77791285																																																																	
<b>Legal Description</b> Lat/Long: 36.17980458 -95.77791285 TR IN SW DESC 2020-004235 AS COMM NW/C SW; S01.0213E 1325.06' TO POB; N88.4706E 901.56'; S01.0416E 652.46'; S88.4846W 693.25'; N01.0213W 208.71'; S88.4846W 208.71'; N01.0213W 443.33' TO POB. LESS TR DESC 2024-016585 AS COMM NW/C SW; S01.0213E 1325.06'; N88.4706E 901.56'; S01.0416E 421.96' TO POB; S88.4756W					<b>Building Permits</b>																																																												
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<b>Lot Data</b> Square-Foot - NBHD 2015 #1		<b>Primary Image</b>	
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value			
<b>Residential Data</b>			
Type 1 Single Family Residence Condition 4 - Good Quality 3 - Average Architecture TRAD TRADITIONAL Style 100% 1 1/2 Story Finished Exterior Wall 100% Frame, Siding, Metal Base/Total Area 768 / 1,456 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 4 Metal, Preformed Area on Slab 0 Fixture/RghIn 4 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type Remodel Year/Eff Age 2022 / 2			
		<b>GRM Approach</b>	
		GRM Code Gross Rent 0.00 Indicated Value	
		<b>Multiple Regression</b>	
		MRA Code 1 Test Adusted R 0.8445 Indicated Value 208,327 143.08 Per SqFt	
		<b>Direct Comparables</b>	
		Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value	
<b>Cost Approach</b> Manual : 01/2025		<b>Value Reconciliation</b>	
Base Cost 95.93 Roofing Adj + 3.69 Subfloor Adj + 0.00 Heat/Cool Adj + 12.64 Plumbing Adj + 4.23 Basement Adj + 0.00 Adj Base Cost = 116.49 Total Area x 1,456 Adjusted Cost = 169,609	Total Misc Impr + 1,555 Garage Cost + Total RCN = 171,164 Depreciation ( 2%) - 3,423 Lump Sums + 0 RCNLD = 167,741 Lot Value + Indicated Value = 167,741 Value Per SqFt 115.21	Selected Approach Cost Approach Improvements 167,741 Lot Value Indicated Value 167,741 115.21 Per SqFt Agland Value 1,503 Site Improvements 12,823 Total Value 182,067 125.05 Total Value Per SqFt	

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	SLAB PORCH - OPEN	51018	14x10		140	11.11	1,555



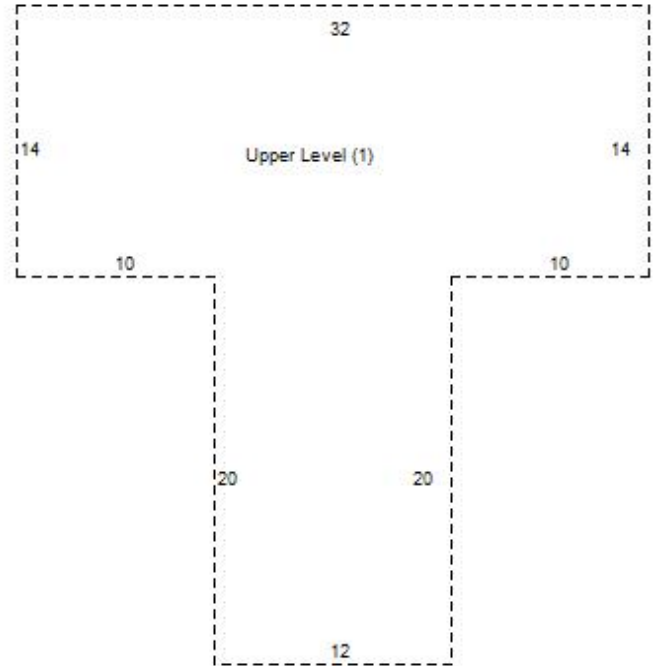
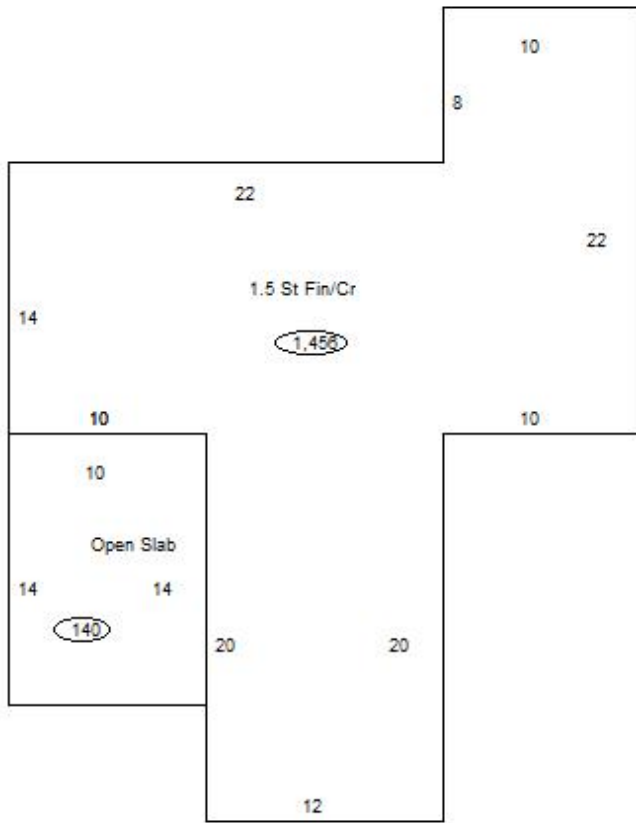
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	768	1.896	1,456
2	M	PATO		10	Open Slab	140	1.000	140
3	U	^UL		10	Upper Level (1)	688	1.000	688
<b>Total Building Area</b>						768		1,456



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	36x40x10	Dirt	Galvanized Metal	1,440
	Qual 3	Cond 5	Year 1960	Eff Age 30		

Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (20.71 x 1,440)	29,822		29,822	16,999	12,823



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,000
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,000 Detached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

\\tsclient\Z\BUFFY\BUFFY NEW CONST\2222022\IMG_0010.JPG 2/22/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	86.15	Total Misc Impr	+ 18,291				
Roofing Adj	+ 4.66	Garage Cost	+ 72,040				
Subfloor Adj	+ -1.03	Total RCN	= 303,271				
Heat/Cool Adj	+ 11.47	Depreciation ( 3%)	- 9,098				
Plumbing Adj	+ 5.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 294,173				
Adj Base Cost	= 106.47	Lot Value	+ 294,173				
Total Area	x 2,000	Indicated Value	= 294,173				
Adjusted Cost	= 212,940	Value Per SqFt	147.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,173		
Lot Value			
Indicated Value	294,173	147.09	Per SqFt
Agland Value			
Site Improvements	54,532		
Total Value	348,705	174.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153627	50x10		500	22.86		11,430
PATO	Slab Porch - Open	153628	36x8		288	8.58		2,471
PATO	Slab Porch - Open	153629	540		540	8.13		4,390





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	6x45x0	Plank		270
<b>Qual</b>	4.5	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.54 x 270)		6,626		6,626	663	5,963
	WODO	Wood Deck - Open	0x0x0	Plank		871
<b>Qual</b>	4.5	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.40 x 871)		19,510		19,510	1,951	17,559
	PERG	Pergola FIBERGLASS	16x24x8	Concrete		384
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (15.00 x 384)		5,760		5,760	230	5,530
	EQSH	Equipment Shed	8x20x8	Concrete	Formed Metal	160
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.58 x 160)		3,613		3,613	108	3,505
	EQSH	Equipment Shed	8x46x8	Base	Formed Metal	368
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.58 x 368)		8,309		8,309	249	8,060
	SHIP	Shipping/Storage Container	8x20x0	Base		160
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.25 x 160)		1,000		1,000	200	800
	SHDS	Shed - Small	22x34x10	Plank	Galvanized Metal	748
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (20.31 x 748)		15,192		15,192	6,988	8,204



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	16x24x8	Concrete	Galvanized Metal	384
	Qual 3	Cond 5	Year 1960	Eff Age 30		

Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (29.74 x 384)	11,420	11,420	6,509	4,911



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			10.440	144	144	1,503	1,503
<b>NTV PST Totals</b>						10.440			1,503	1,503
<b>Total Agland</b>						10.440			1,503	1,503