



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:06:44
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Assessment Data					Primary Image				
Account	660108117								
Parcel ID	20N14E-36-3-00000-001-0000								
Cadastral ID	36-20-14-04811								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	341898								
LABASS, DREW									
871 N LYNN LANE RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	00871 N LYNN LANE RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	36 / 20 / 14 / 3								
Neighborhood	2014 - UNPLATTED T20 & 21 OF R14								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.16773723 -95.77910195									
TR DESC 2023-0007649 AS N 162' W 270' N2 SW NW SW.									
Building Permits									
Number		Description		Opened	Closed	Amount			
R23 171865		R245 NEW SFR		08/2023	11/2024	288,600			
S23		S24 SPLIT		07/2023	12/2023				
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	MORGAN, SHARON KAY	03/20/2023	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap		Land Value	55,922	6,339	11%	697	Assessed	31,833	3,395.31
Year Frozen		Improvements	286,324	283,058		31,136	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	342,246	289,397		31,833	Total Taxable	30,833	3,289.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108117	LABASS, DREW			1	330,736	1000	29,907	3,190.00
2024	2024-660108117	LABASS, DREW			1	55,922	0	657	69.00
2023	2023-660108117	LABASS, DREW			1	28,000	0	626	64.00



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Lot Data		Square-Foot - NBHD 2014 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.0042		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	43,744.00 x 1.28 = 55,922		
Factor Value			
Adjustments	1.0000		
Lot Value	55,922		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,970 / 1,970
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,970
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	816 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	99.57	Total Misc Impr	+ 21,535
Roofing Adj	+ 4.71	Garage Cost	+ 30,469
Subfloor Adj	+ -2.20	Total RCN	= 292,167
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,843
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 286,324
Adj Base Cost	= 121.91	Lot Value	+ 55,922
Total Area	x 1,970	Indicated Value	= 342,246
Adjusted Cost	= 240,163	Value Per SqFt	173.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,324		
Lot Value	55,922		
Indicated Value	342,246	173.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,246	173.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161556	34x12		408	25.65		10,465
PRCH	Porch	161557	32x7		224	26.23		5,876
FPPF	Fireplace - Prefabricated			1 2024	1	5,194.00		5,194



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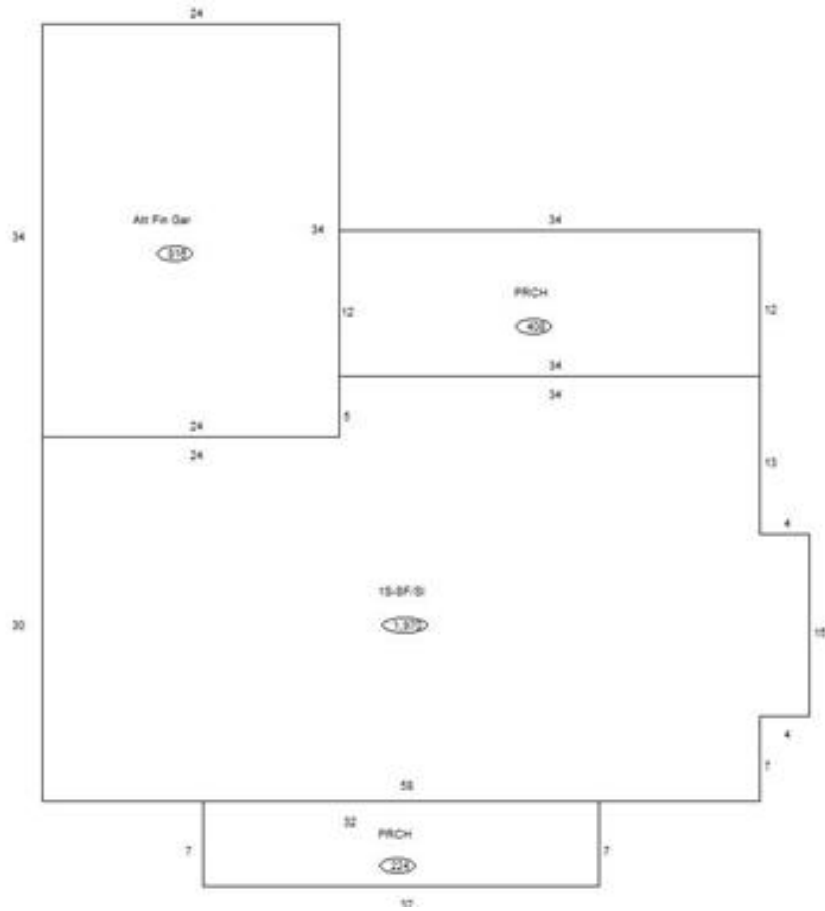
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Sketch Image

660108117



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,970	1.000	1,970
2	G	5		10	Att Fin Gar	816	1.000	816
3	M	PRCH		10	PRCH	408	1.000	408
4	M	PRCH		10	PRCH	224	1.000	224
Total Building Area						1,970		1,970