



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:17:40
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001875 Parcel ID 000000-00-0-00267-001-0001 Cadastral ID 03-19-17-04510 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 316050 CRAIN, ROGER GENE & GAYLA EARLENE 31946 S GAYLENE DR INOLA OK 74036-0000 Parcel Location Situs 31946 S GAYLENE DR Subdivision DYER Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660001875_003.JPG 3/11/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.15543834 -95.49330547 LOT 1 BLOCK 1 DYER & TR DESC 2019-000165																																																																																																																									
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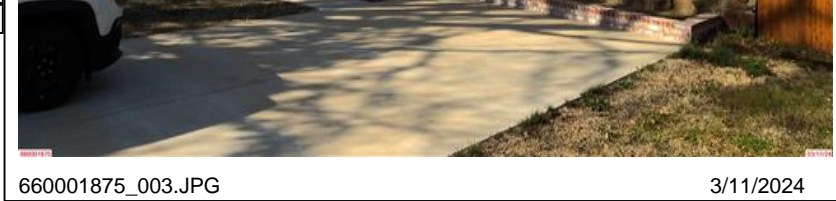
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.5953	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	69,491.00 x .50 = 34,807	
Factor Value		
Adjustments	1.0000	
Lot Value	34,807	

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, Stone
Base/Total Area	2,494 / 2,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,494
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	247,461	99.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	186,440 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.12	Total Misc Impr	+	19,518			
Roofing Adj	+ 4.09	Garage Cost	+	18,788			
Subfloor Adj	+ -1.08	Total RCN	=	343,173			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	161,291			
Plumbing Adj	+ 5.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	181,882			
Adj Base Cost	= 122.24	Lot Value	+	34,807			
Total Area	x 2,494	Indicated Value	=	216,689			
Adjusted Cost	= 304,867	Value Per SqFt		86.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,882		
Lot Value	34,807		
Indicated Value	216,689	86.88	Per SqFt
Agland Value			
Site Improvements	21,406		
Total Value	238,095	95.47	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
PRCH	SLAB PORCH - COVERED	4902	20x6		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	4903	60		60	24.08		1,445
PRCH	Slab Porch - Covered	159766	22x20		440	22.98		10,111



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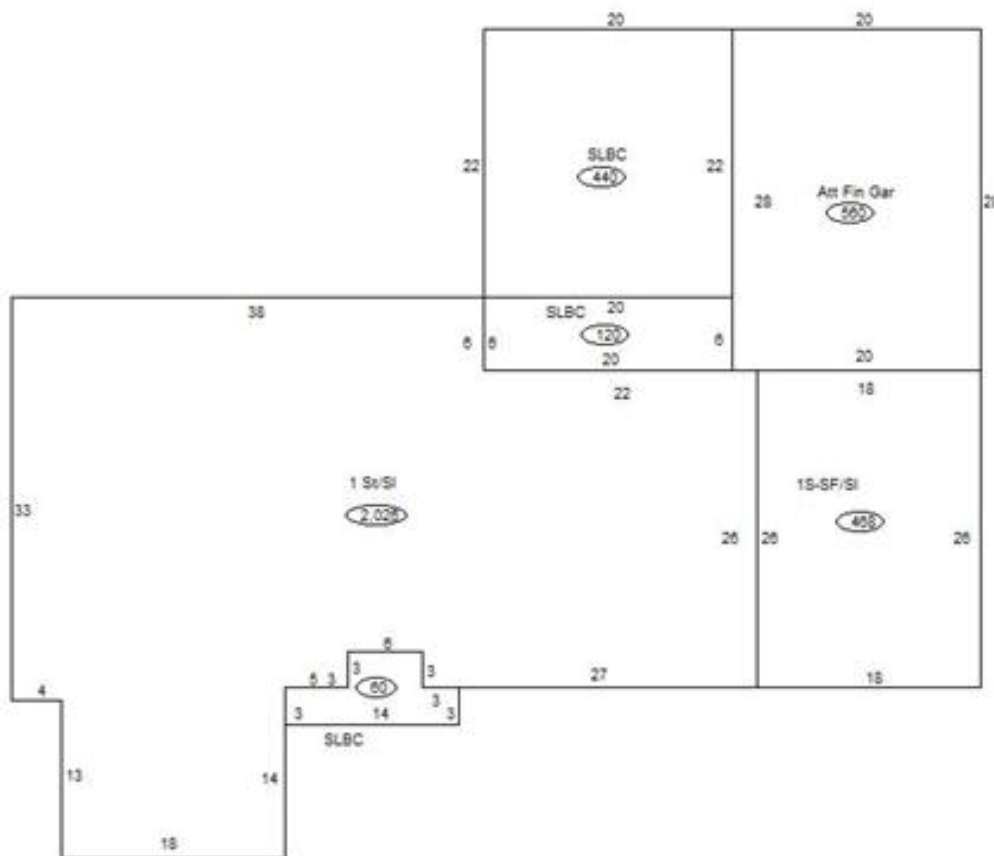
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Sketch Image

660001875



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,026	1.000	2,026
2	R	1	Slab	13	1S-SF/SI	468	1.000	468
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	60	1.000	60
5	G	5		13	Att Fin Gar	560	1.000	560
6	M	PRCH		13	SLBC	440	1.000	440
Total Building Area						2,494		2,494



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x7	Plank	Composition Shingle	192
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (23.81 x 192)	4,572		4,572	2,697	1,875

	EQSH	Equipment Shed	24x30x0	Plank	Composition Shingle	720
	Qual	3	Cond 3	Year 1990	Eff Age 27	

Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (27.19 x 720)	19,577		19,577	10,767	8,810

	UTIL	Utility Building	24x30x8	Plank	Formed Metal	720
	Qual	3	Cond 3	Year 1990	Eff Age 27	

Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (33.09 x 720)	23,825		23,825	13,104	10,721