




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:01:48  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001876 <b>Parcel ID</b> 000000-00-0-00267-001-0002 <b>Cadastral ID</b> 03-19-17-04520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 217594 ALMY, JIM R & VICTORIA R  31926 S GAYLENE DR INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31926 S GAYLENE DR <b>Subdivision</b> DYER <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 19 / 17 / 5 <b>Neighborhood</b> 1009 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0057. 5/24/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.15590433 -95.49325670 LOT 2 BLOCK 1 DYER & TR DESC 2019-000164																																																																																																																									
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Lot Data		Square-Foot - NBHD 1009 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.2481							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	54,368.00 x .58 = 31,782							
Factor Value								
Adjustments	1.0000							
Lot Value	31,782							
<b>Residential Data</b>				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0057. 5/24/2021</p>				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	100% Veneer, Stone			MRA Code 1 Test				
Base/Total Area	1,870 / 1,870			Adusted R 0.8445				
Style	100% One Story			Indicated Value 215,977 115.50 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,870			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 4				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 229,000 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	520 Attached Garage - Finished			Selected Approach Cost Approach				
Remodel				Improvements 158,274				
Year/Eff Age	1976 / 38			Lot Value 31,782				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 190,056 101.63 Per SqFt				
Base Cost	107.84	Total Misc Impr	+ 37,713	Agland Value				
Roofing Adj	+ 4.33	Garage Cost	+ 17,742	Site Improvements 31,776				
Subfloor Adj	+ -1.13	Total RCN	= 298,630	Total Value 221,832 118.63 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 140,356					
Plumbing Adj	+ 7.53	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 158,274					
Adj Base Cost	= 130.04	Lot Value	+ 31,782					
Total Area	x 1,870	Indicated Value	= 190,056					
Adjusted Cost	= 243,175	Value Per SqFt	101.63					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	4906	27x12		324	61.00		19,764
PRCH	SLAB PORCH - COVERED	4907	456		456	22.94		10,461
PATO	SLAB PORCH - OPEN	118074	270		270	8.86		2,392



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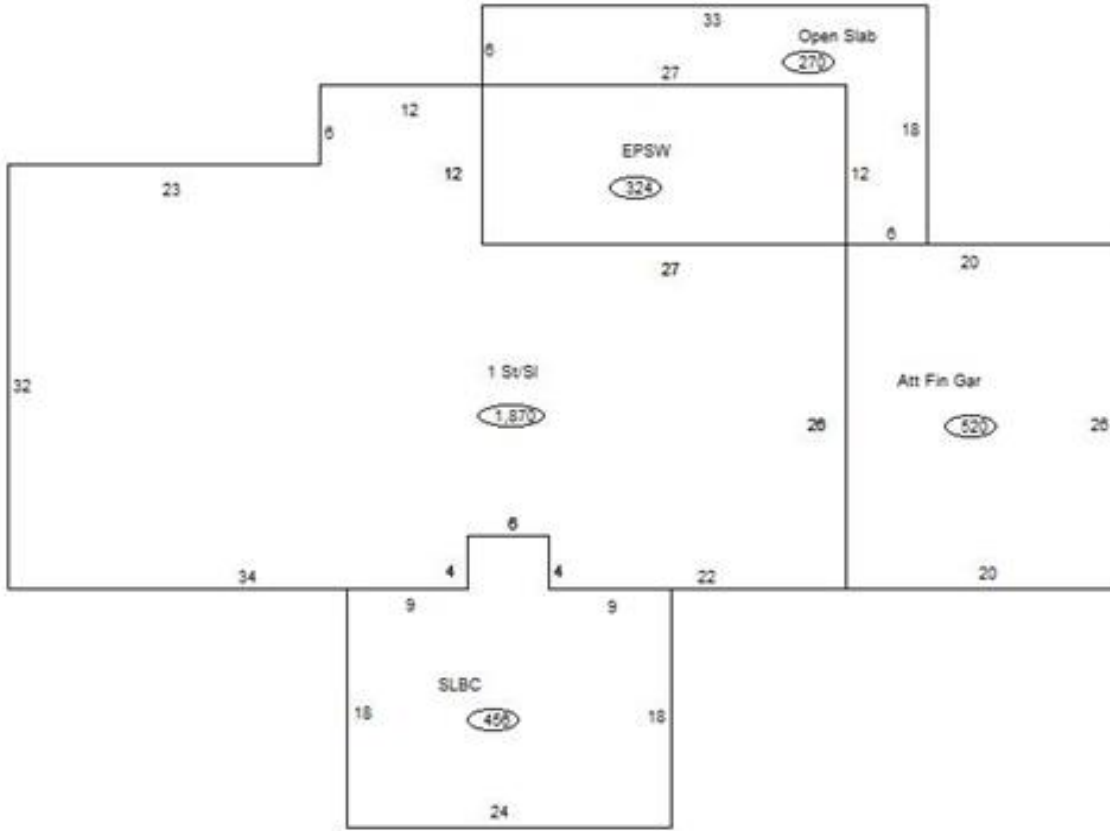
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,870	1.000	1,870
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	EPSW		13	EPSW	324	1.000	324
4	M	PRCH		13	SLBC	456	1.000	456
5	M	PATO		13	Open Slab	270	1.000	270
<b>Total Building Area</b>						<b>1,870</b>		<b>1,870</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	42x30x12	Concrete	Formed Metal	1,260
	Qual 2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (29.67 x 1,260)	37,384	37,384	5,608	31,776