



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:01:49  
Page 1

Assessment Data					Primary Image									
Account	660001877				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0062. 5/24/2021</p>									
Parcel ID	000000-00-0-00267-001-0003													
Cadastral ID	03-19-17-04530													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	330666													
FAIR, KATHRYN R														
31874 S GAYLENE DR INOLA OK 74036-0000														
Parcel Location														
Situs	31874 S GAYLENE DR													
Subdivision	DYER													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	3 / 19 / 17 / 5													
Neighborhood	1009 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15634427 -95.49329553														
LOT 3 BLOCK 1 DYER & TR DESC 2019-000163														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	VAP, ANTHONY & KELSEY	04/17/2020	204,000	YES					
					/	REYNOLDS, KEVIN W & RHEA L	02/13/2019	136,000	YES					
					1345/692	MAYFIELD, KENNETH T	12/28/2001	108,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2021	Land Value	31,826	31,826	11%	3,501	Assessed	29,592 2,369.14						
Year Frozen	0	Improvements	237,194	237,194		26,091	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	269,020	269,020		29,592	Total Taxable	29,592 2,369.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001877	FAIR, KATHRYN R	2	259,063	0	28,497	2,281.00							
2024	2024-660001877	FAIR, KATHRYN R	2	288,749	0	27,731	2,230.00							
2023	2023-660001877	FAIR, KATHRYN R	2	240,098	0	26,411	2,127.00							
2022	2022-660001877	FAIR, KATHRYN R	2	246,643	0	25,795	2,092.00							
2021	2021-660001877	FAIR, KATHRYN R	2	209,713	0	23,068	1,848.00							
2020	2020-660001877	FAIR, KATHRYN R	2	159,196	0	17,512	1,415.00							
2019	2019-660001877	VAP, ANTHONY & KELSEY	2	155,733	1000	16,131	1,333.00							
2018	2018-660001877	REYNOLDS, KEVIN W & RHEA L	2	160,541	1000	15,896	1,327.00							
2017	2017-660001877	REYNOLDS, KEVIN W & RHEA L	2	159,176	1000	15,404	1,296.00							
2016	2016-660001877	REYNOLDS, KEVIN W & RHEA L	2	155,145	1000	14,926	1,270.00							
2015	2015-660001877	REYNOLDS, KEVIN W & RHEA L	2	153,795	1000	14,463	1,255.00							
2014	2014-660001877	REYNOLDS, KEVIN W & RHEA L	2	155,069	1000	14,012	1,258.00							
2013	2013-660001877	REYNOLDS, KEVIN W & RHEA L	2	146,334	1000	13,575	1,143.00							

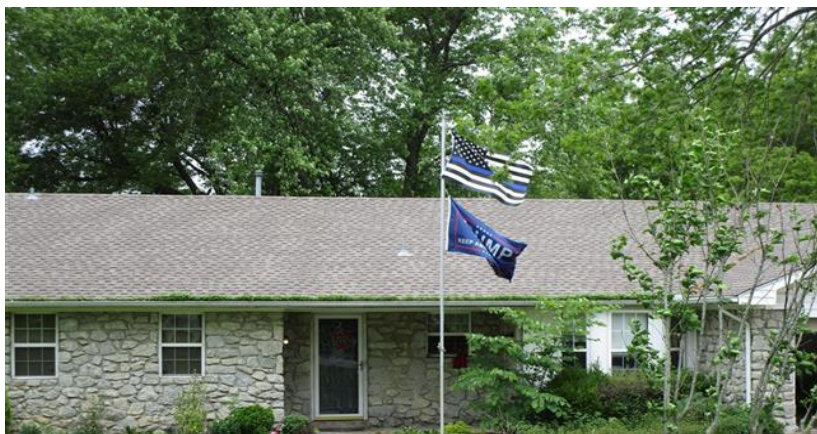


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Date 04/17/2026  
Time 03:01:50  
Page 2

Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2531 <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> 54,585.00 x .58 = 31,826 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,826		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0062. 5/24/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,182 / 2,182
<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>	2,182
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1977 / 23



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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	229,509	105.18	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	267,200		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.34	<b>Total Misc Impr</b>	+	12,214			
<b>Roofing Adj</b>	+ 4.17	<b>Garage Cost</b>	+	16,207			
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	=	295,367			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	-	88,610			
<b>Plumbing Adj</b>	+ 6.45	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	206,757			
<b>Adj Base Cost</b>	= 122.34	<b>Lot Value</b>	+	31,826			
<b>Total Area</b>	x 2,182	<b>Indicated Value</b>	=	238,583			
<b>Adjusted Cost</b>	= 266,946	<b>Value Per SqFt</b>		109.34			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	206,757		
<b>Lot Value</b>	31,826		
<b>Indicated Value</b>	238,583	109.34	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,437		
<b>Total Value</b>	269,020	123.29	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	4909	13x5		65	24.06		1,564
PATO	SLAB PORCH - OPEN	4910	21x12		252	9.16		2,308
PATO	SLAB PORCH - OPEN	4911	24x5		120	10.68		1,282
PATO	SLAB PORCH - OPEN	4913	14x14		196	10.02		1,964





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Date 04/17/2026  
Time 03:01:50  
Page 4

660001877

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	26x36x10	Concrete	Formed Metal	936	
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.31 x 936)	27,434		27,434	1,372	26,062

SHDS	Shed - Small	18x22x8	Plank	Composition Shingle	396
<b>Qual</b>	3	<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 (20.46 x 396)	8,102		8,102	3,727	4,375