



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660001879				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0073. 5/24/2021</p>				
Parcel ID	000000-00-0-00267-001-0005								
Cadastral ID	03-19-17-04550								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	321027								
VAIL, AMANDA F									
31812 S GAYLENE DR INOLA OK 74036-0000									
<b>Parcel Location</b>									
Situs	31812 S GAYLENE DR								
Subdivision	DYER								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	3 / 19 / 17 / 5								
Neighborhood	1009 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.15722568 -95.49328774									
LOT 5 BLOCK 1 DYER & TR DESC 2019-000161									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
R19	R19- FULL REMODEL TO INTERIOR	03/2018	11/2018						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
2622/469	MURPHY, PATRICK J & JUDY A MCCO	03/21/2017	88,000	17					
1300/898	CODY, MICHAEL D	06/28/2001	90,000	YES					
872/180	DYER, EARL	01/28/1992	52,000	No					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2018	Land Value	32,974	26,185	11%	2,880	Assessed	14,019 1,122.36	
Year Frozen	0	Improvements	110,284	101,265		11,139	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	143,258	127,450		14,019	Total Taxable	13,019 1,042.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001879	VAIL, AMANDA F	2	137,594	1000	12,611	1,010.00		
2024	2024-660001879	VAIL, AMANDA F	2	160,359	1000	12,215	982.00		
2023	2023-660001879	VAIL, AMANDA F	2	116,635	1000	11,830	953.00		
2022	2022-660001879	VAIL, AMANDA F	2	115,287	1000	11,682	948.00		
2021	2021-660001879	VAIL, AMANDA F	2	118,588	1000	12,045	965.00		
2020	2020-660001879	VAIL, AMANDA F	2	119,178	1000	11,917	963.00		
2019	2019-660001879	VAIL, AMANDA F	2	114,003	1000	11,540	953.00		
2018	2018-660001879	VAIL, AMANDA F	2	118,298	1000	12,013	1,003.00		
2017	2017-660001879	VAIL, AMANDA F	2	117,368	1000	11,910	1,002.00		
2016	2016-660001879	MURPHY, PATRICK J & JUDY A MCCOY	2	114,568	1000	11,542	982.00		
2015	2015-660001879	MURPHY, PATRICK J & JUDY A MCCOY	2	112,967	1000	11,177	970.00		
2014	2014-660001879	MURPHY, PATRICK J & JUDY A MCCOY	2	114,914	1000	10,822	972.00		
2013	2013-660001879	MURPHY, PATRICK J & JUDY A MCCOY	2	109,047	1000	10,478	883.00		



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Lot Data		Square-Foot - NBHD 1009 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3849		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	60,324.00 x .55 = 32,974		
Factor Value			
Adjustments	1.0000		
Lot Value	32,974		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	876 / 1,296
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	876
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	155,027 119.62 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	169,560 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	110,284
Lot Value	32,974
Indicated Value	143,258 110.54 Per SqFt
Agland Value	
Site Improvements	
Total Value	143,258 110.54 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	92.79	Total Misc Impr	+	14,673
Roofing Adj	+ 3.44	Garage Cost	+	16,646
Subfloor Adj	+ -0.90	Total RCN	=	183,806
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	73,522
Plumbing Adj	+ 10.86	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	110,284
Adj Base Cost	= 117.66	Lot Value	+	32,974
Total Area	x 1,296	Indicated Value	=	143,258
Adjusted Cost	= 152,487	Value Per SqFt		110.54

### 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	4920		276	276	23.32		6,436
PATO	SLAB PORCH - OPEN	4921	24x16		384	8.18		3,141



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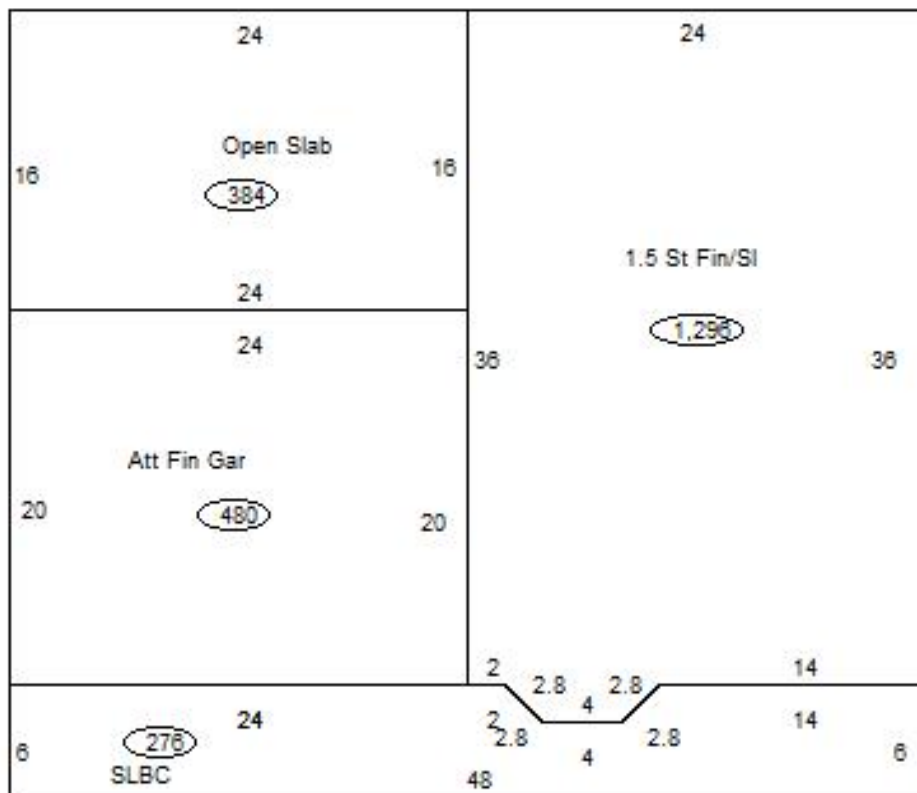
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### Sketch Image

660001879



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	876	1.479	1,296
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	276	1.000	276
4	M	PATO		13	Open Slab	384	1.000	384
5	U	^UL		13	Upper Level	420	1.000	420
<b>Total Building Area</b>						876		1,296