




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:01:51
Page 1

Assessment Data					Primary Image									
Account	660001880				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0076. 5/24/2021</p>									
Parcel ID	000000-00-0-00267-001-0006													
Cadastral ID	03-19-17-04560													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	166094													
CLIFTON, DICK CHARLES &														
CLARA ELIZABETH TRUSTEES														
31796 GAYLENE DR														
INOLA OK 74036-0000														
Parcel Location														
Situs	31796 S GAYLENE DR													
Subdivision	DYER													
Lot/Block	0006 / 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														
Lot/Long: 36.15768559 -95.49322743														
LOT 6 BLOCK 1 DYER														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	31,298	23,049	11%	2,535	Assessed	15,752	1,261.11					
Year Frozen	0	Improvements	128,957	120,150		13,217	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	160,255	143,199		15,752	Total Taxable	14,752	1,181.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001880	CLIFTON, DICK CHARLES &	2	152,810	1000	14,294	1,144.00							
2024	2024-660001880	CLIFTON, DICK CHARLES &	2	185,995	1000	13,848	1,114.00							
2023	2023-660001880	CLIFTON, DICK CHARLES &	2	150,817	1000	13,416	1,081.00							
2022	2022-660001880	CLIFTON, DICK CHARLES &	2	147,356	1000	12,995	1,054.00							
2021	2021-660001880	CLIFTON, DICK CHARLES &	2	145,823	1000	12,588	1,009.00							
2020	2020-660001880	CLIFTON, DICK CHARLES &	2	143,485	1000	12,193	985.00							
2019	2019-660001880	CLIFTON, DICK CHARLES &	2	139,101	1000	11,808	976.00							
2018	2018-660001880	CLIFTON, DICK CHARLES &	2	141,486	1000	11,435	955.00							
2017	2017-660001880	CLIFTON, DICK CHARLES &	2	140,321	1000	11,073	932.00							
2016	2016-660001880	CLIFTON, DICK CHARLES &	2	136,822	1000	10,721	912.00							
2015	2015-660001880	CLIFTON, DICK CHARLES &	2	134,158	1000	10,380	901.00							
2014	2014-660001880	CLIFTON, DICK CHARLES &	2	137,733	1000	10,048	902.00							
2013	2013-660001880	CLIFTON, DICK CHARLES &	2	129,934	1000	9,727	819.00							



Rogers

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Date 04/17/2026
 Time 03:01:52
 Page 2

Lot Data		Square-Foot - NBHD 1009 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1925		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,946.00 x .60 = 31,298		
Factor Value			
Adjustments	1.0000		
Lot Value	31,298		



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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, Masonry
Base/Total Area	1,386 / 1,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,386
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	158,186	114.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	183,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.46	Total Misc Impr	+	30,745			
Roofing Adj	+ 4.51	Garage Cost	+	17,742			
Subfloor Adj	+ -1.21	Total RCN	=	230,594			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	108,379			
Plumbing Adj	+ 10.16	Lump Sums	+	3,065			
Basement Adj	+ 0.00	RCNLD	=	125,280			
Adj Base Cost	= 131.39	Lot Value	+	31,298			
Total Area	x 1,386	Indicated Value	=	156,578			
Adjusted Cost	= 182,107	Value Per SqFt		112.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,280		
Lot Value	31,298		
Indicated Value	156,578	112.97	Per SqFt
Agland Value			
Site Improvements	3,677		
Total Value	160,255	115.62	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
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	4925	148		148	23.77		3,518
EPSW	ENCLOSED PORCH - SOLID WALL	4926	26x14		364	60.80		22,131
WODO	WOOD DECK - OPEN	4927	22x10		220	19.90	30%	3,065



Rogers

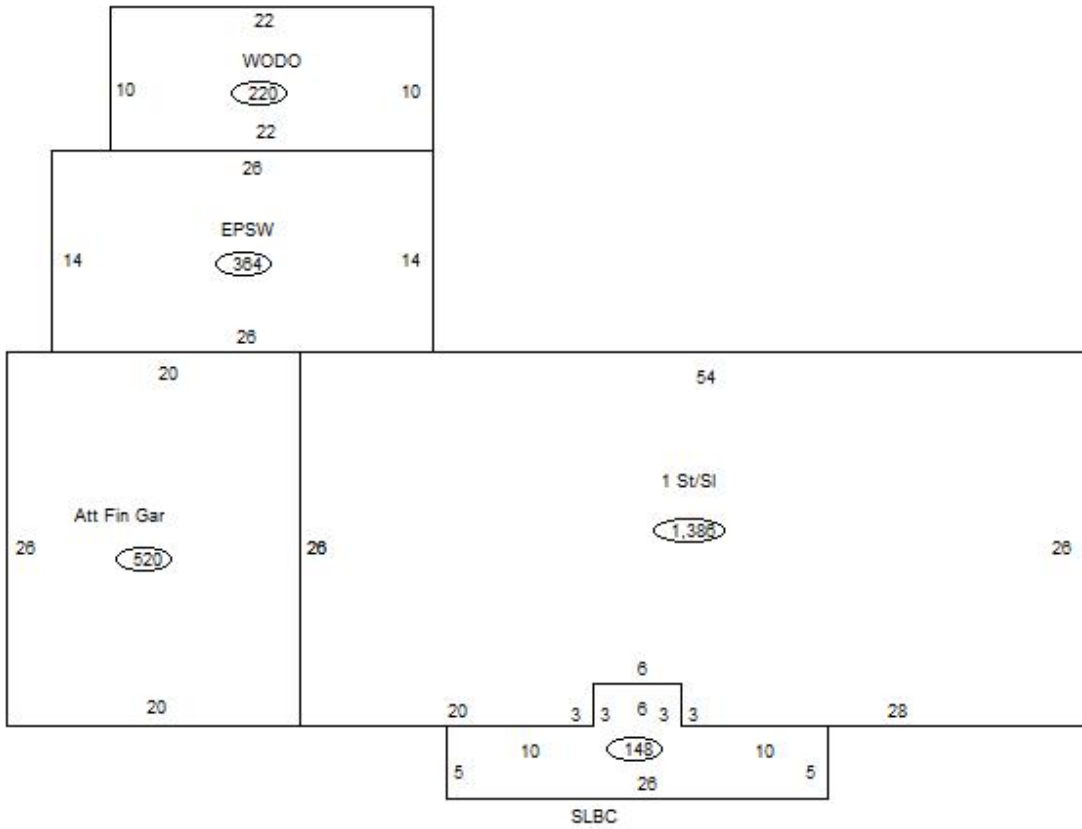
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Date 04/17/2026
 Time 03:01:52
 Page 3

Sketch Image

660001880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,386	1.000	1,386
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	148	1.000	148
4	M	EPSW		13	EPSW	364	1.000	364
5	M	WODO		13	WODO	220	1.000	220
Total Building Area						1,386		1,386



Rogers

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Date 04/17/2026
Time 03:01:52
Page 4

660001880

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small2	10x12x8	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2015	Eff Age 8	

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,153	1,963

CPDT	Carport - Detached	20x18x8	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (5.41 x 360)	1,948		1,948	1,013	935

CPDT	Carport - Detached	20x18x8	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2005	Eff Age 16	

Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (5.41 x 360)	1,948		1,948	1,169	779