



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:30:43
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Assessment Data					Primary Image																																																																																																																				
Account 660001881 Parcel ID 000000-00-0-00267-001-0007 Cadastral ID 03-19-17-04570 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 341393 JOHNSON, JOSHUA T & AMANDA 31774 S GAYLENE DR INOLA OK 74036-0000 Parcel Location Situs 31774 S GAYLENE DR Subdivision DYER Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0082. 5/24/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15812928 -95.49329119 LOT 7 BLOCK 1 DYER & TR DESC 2019-000160																																																																																																																									
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Lot Data		Square-Foot - NBHD 1009 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2589		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,839.00 x .58 = 31,877		
Factor Value			
Adjustments	2.6666		
Lot Value	85,003		



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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	1,263 / 1,263
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,263
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1977 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,003	121.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	196,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.90	Total Misc Impr	+ 10,546				
Roofing Adj	+ 4.59	Garage Cost	+ 17,195				
Subfloor Adj	+ -1.18	Total RCN	= 198,145				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 53,499				
Plumbing Adj	+ 11.14	Lump Sums	+ 16,493				
Basement Adj	+ 0.00	RCNLD	= 161,139				
Adj Base Cost	= 134.92	Lot Value	+ 85,003				
Total Area	x 1,263	Indicated Value	= 246,142				
Adjusted Cost	= 170,404	Value Per SqFt	194.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,139		
Lot Value	85,003		
Indicated Value	246,142	194.89	Per SqFt
Agland Value			
Site Improvements	6,912		
Total Value	253,054	200.36	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	4930		157	157	23.73		3,726
PATO	SLAB PORCH - OPEN	4931	14x12		168	10.26		1,724
GRDT	Garage - Detached	192670	30x25		750	21.99		16,493



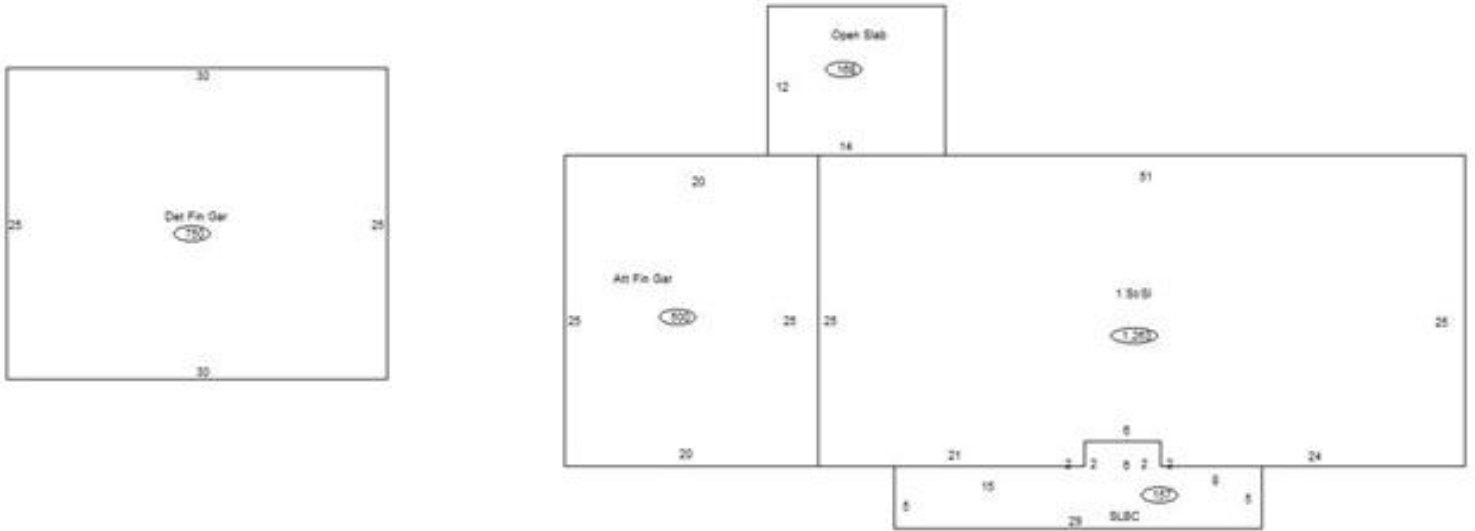
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,263	1.000	1,263
2	G	5		10	Att Fin Gar	500	1.000	500
3	M	PRCH		10	SLBC	157	1.000	157
4	M	PATO		10	Open Slab	168	1.000	168
5	G	6		10	Det Fin Gar	750	1.000	750
Total Building Area						1,263		1,263



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 720)		11,520	11,520	4,608	6,912	