




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:01:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001882 Parcel ID 000000-00-0-00267-001-0008 Cadastral ID 03-19-17-04580 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 142824 JOHNSTON, LESLEY DAMON & ELISA ANN 31752 S GAYLENE DR INOLA OK 74036-0000 Parcel Location Situs 31752 S GAYLENE DR Subdivision DYER Lot/Block 0008 / 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_0083. 5/25/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15857071 -95.49326058 LOT 8 BLOCK 1 DYER & TR DESC 2019-000159																																																																																																																									
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.375	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,897.00 x .55 = 32,888	
Factor Value		
Adjustments	1.0000	
Lot Value	32,888	

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	1,860 / 1,860
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,860
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\101_0521\IMG_0083. 5/25/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	157,691	84.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	173,350		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,913		
Lot Value	32,888		
Indicated Value	170,801	91.83	Per SqFt
Agland Value			
Site Improvements	20,576		
Total Value	191,377	102.89	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.10	Total Misc Impr	+	4,393			
Roofing Adj	+ 4.23	Garage Cost	+				
Subfloor Adj	+ -1.21	Total RCN	=	229,751			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	107,983			
Plumbing Adj	+ 7.57	Lump Sums	+	16,145			
Basement Adj	+ 0.00	RCNLD	=	137,913			
Adj Base Cost	= 121.16	Lot Value	+	32,888			
Total Area	x 1,860	Indicated Value	=	170,801			
Adjusted Cost	= 225,358	Value Per SqFt		91.83			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4933	186		186	23.62		4,393
WODC	WOOD DECK - COVERED	4934	16x10		160	39.82		6,371
WODO	WOOD DECK - OPEN	4935	368		368	16.06	5%	5,615
WODO	WOOD DECK - OPEN	118075	22x10		220	19.90	5%	4,159



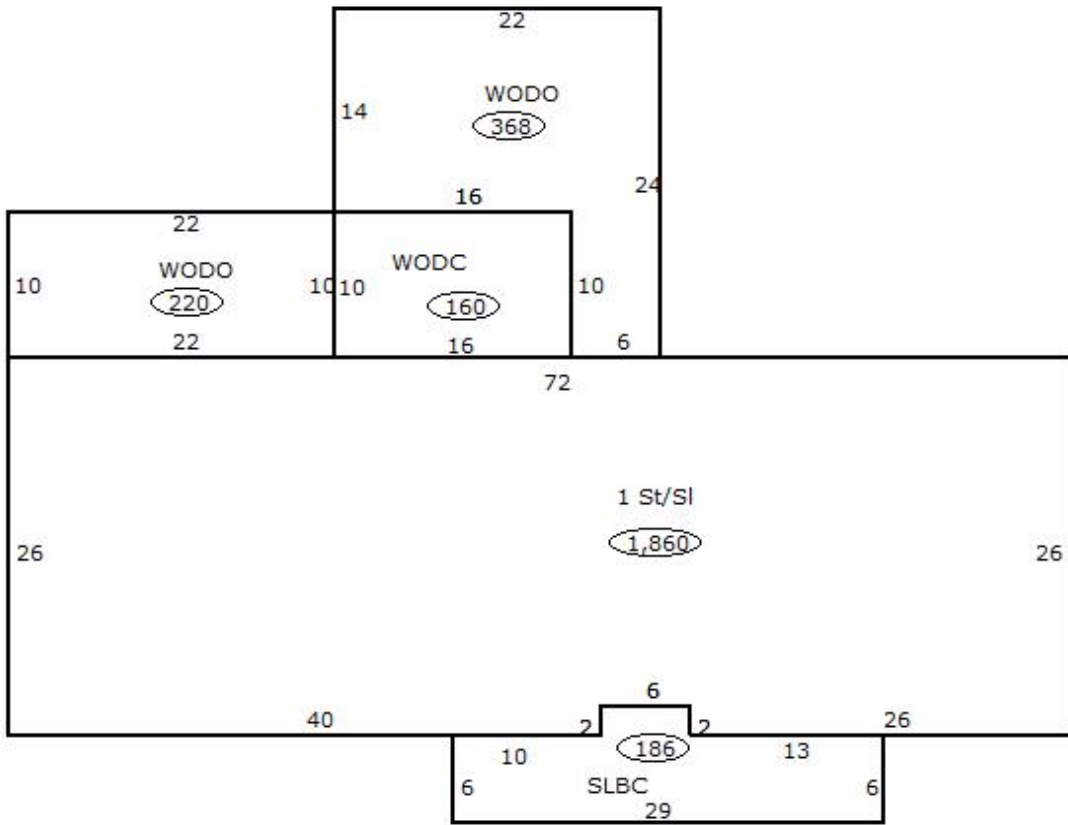
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Sketch Image

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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/Sl	1,860	1.000	1,860
2	M	PRCH		13	SLBC	186	1.000	186
3	M	WODC		13	WODC	160	1.000	160
4	M	WODO		13	WODO	368	1.000	368
5	M	WODO		13	WODO	220	1.000	220
Total Building Area						1,860		1,860



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900
	Qual 2	Cond 3	Year 2012	Eff Age 11		

Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (29.31 x 900)	26,379	26,379	5,803	20,576