



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:09:05
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Assessment Data					Primary Image																																																																																																																				
Account 660001886 Parcel ID 000000-00-0-00267-001-0012 Cadastral ID 03-19-17-04620 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 304327 FARRIER, MICHAEL C & ASHLEY 31612 S GAYLENE DR INOLA OK 74036-0000 Parcel Location Situs 31612 S GAYLENE DR Subdivision DYER Lot/Block 0012 / 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_0099. 5/25/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.16038933 -95.49327833 LOT 12 BLOCK 1 DYER & TR DESC 2019-000155																																																																																																																									
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2608 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,922.00 x .58 = 31,893 Factor Value Adjustments 1.0000 Lot Value 31,893		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,765 / 1,765
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,765
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 23



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	138,934	78.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.19	Total Misc Impr	+ 11,779				
Roofing Adj	+ 3.72	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 204,676				
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 67,543				
Plumbing Adj	+ 4.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 137,133				
Adj Base Cost	= 109.29	Lot Value	+ 31,893				
Total Area	x 1,765	Indicated Value	= 169,026				
Adjusted Cost	= 192,897	Value Per SqFt	95.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,133		
Lot Value	31,893		
Indicated Value	169,026	95.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,026	95.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SUN	Sunroom	4948	20x8		160	15.00		2,400
EPSW	ENCLOSED PORCH - SOLID WALL	4949	10x5		50	55.57		2,779
EPSW	ENCLOSED PORCH - SOLID WALL	118076	12x10		120	55.00		6,600



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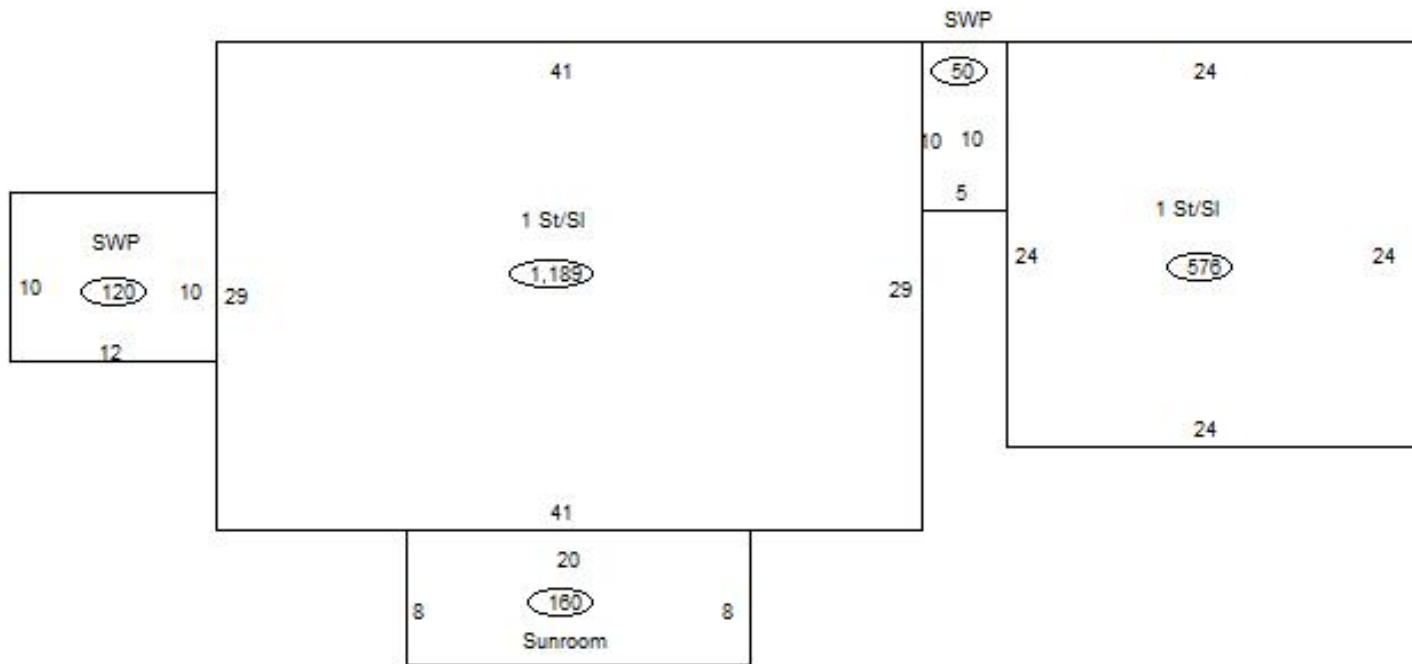
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Sketch Image

660001886



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,189	1.000	1,189
2	R	1	Slab	13	1 St/SI	576	1.000	576
3	M	SUN		13	Sunroom	160	1.000	160
4	M	EPSW		13	EPSW	50	1.000	50
5	M	EPSW		13	EPSW	120	1.000	120
Total Building Area						1,765		1,765