



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:05:26
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Assessment Data					Primary Image																																																																																																																				
Account 660001887 Parcel ID 000000-00-0-00267-002-0001 Cadastral ID 03-19-17-04630 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 307034 YOUNG, TIMOTHY ROBERT & LYDIA RAY PO BOX 1268 INOLA OK 74036-0000 Parcel Location Situs 31875 S GAYLENE DR Subdivision DYER Lot/Block 0001 / 0002 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_0524\IMG_0003. 5/25/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15631996 -95.49207004 LOT 1 BLOCK 2 DYER																																																																																																																									
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2763 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,596.00 x .58 = 32,028 Factor Value Adjustments 1.0000 Lot Value 32,028		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0003. 5/25/2021</p>

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	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 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	164,183	109.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	195,230		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.00	Total Misc Impr	+ 8,851				
Roofing Adj	+ 4.51	Garage Cost	+ 17,361				
Subfloor Adj	+ -1.16	Total RCN	= 222,285				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 104,474				
Plumbing Adj	+ 9.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 117,811				
Adj Base Cost	= 131.24	Lot Value	+ 32,028				
Total Area	x 1,494	Indicated Value	= 149,839				
Adjusted Cost	= 196,073	Value Per SqFt	100.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,811		
Lot Value	32,028		
Indicated Value	149,839	100.29	Per SqFt
Agland Value			
Site Improvements	4,300		
Total Value	154,139	103.17	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	4952	18x4		72	24.04		1,731
PATO	SLAB PORCH - OPEN	4953	204		204	9.92		2,024



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	20x18x8	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (10.19 x 360)	3,668		3,668	1,577	2,091

	SHDS	Shed - Small	12x14x8	Plank	Composition Shingle	168
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (24.35 x 168)	4,091		4,091	1,882	2,209