



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001888 Parcel ID 000000-00-0-00267-002-0002 Cadastral ID 03-19-17-04640 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 340233 PHILLIPPE, MICHAEL A & JOY D 31845 S GAYLENE DR INOLA OK 74036-0000 Parcel Location Situs 31845 S GAYLENE DR Subdivision DYER Lot/Block 0002 / 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_0007. 5/25/2021</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1009 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2238		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	53,309.00 x .59 = 31,571		
Factor Value			
Adjustments	1.6661		
Lot Value	52,601		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0007. 5/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,215 / 2,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,215
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	260,738	117.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	265,790 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.97	Total Misc Impr	+ 22,339
Roofing Adj	+ 4.10	Garage Cost	+ 20,248
Subfloor Adj	+ -1.21	Total RCN	= 298,818
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 137,456
Plumbing Adj	+ 6.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,362
Adj Base Cost	= 115.68	Lot Value	+ 52,601
Total Area	x 2,215	Indicated Value	= 213,963
Adjusted Cost	= 256,231	Value Per SqFt	96.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,362		
Lot Value	52,601		
Indicated Value	213,963	96.60	Per SqFt
Agland Value			
Site Improvements	45,878		
Total Value	259,841	117.31	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2013	1	0.00	
PATO	SLAB PORCH - OPEN	4956	21x12		252	9.16	2,308
EPSW	ENCLOSED PORCH - SOLID WALL	4957	29x10		290	61.22	17,754
PRCH	SLAB PORCH - COVERED	4958	19x5		95	23.97	2,277



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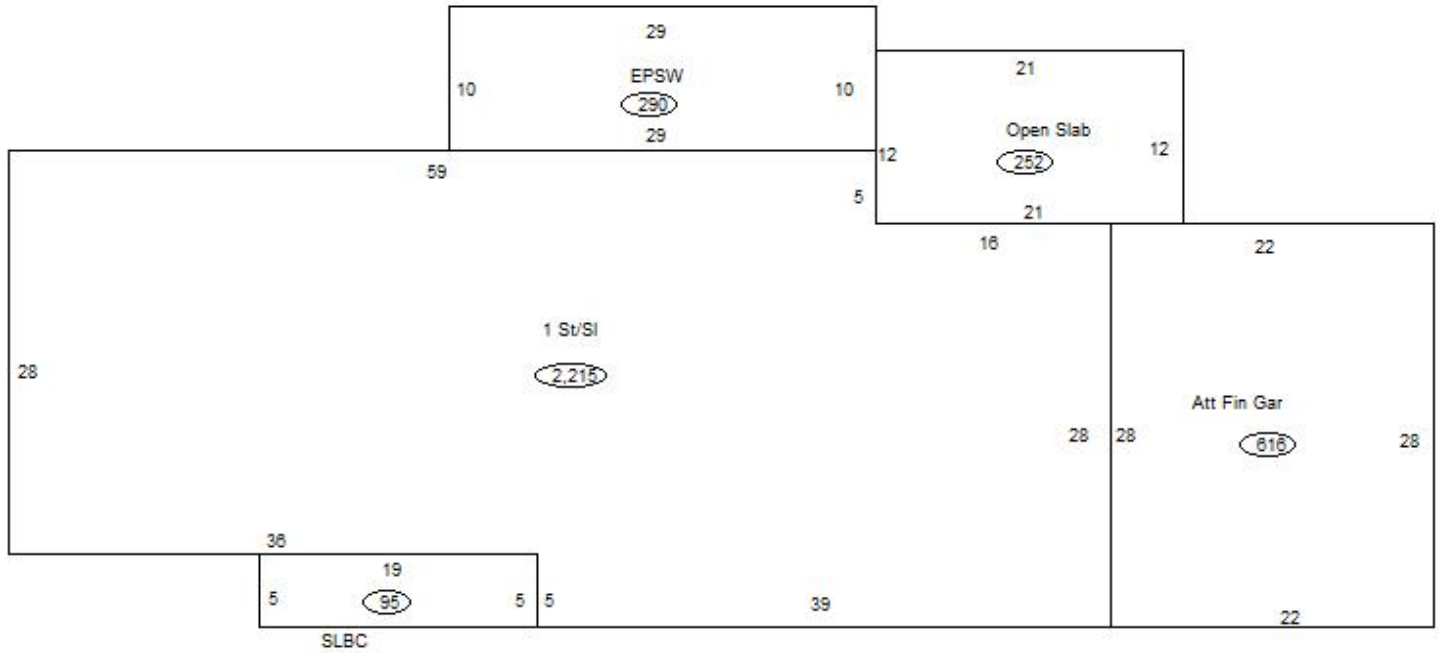
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Sketch Image

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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/SI	2,215	1.000	2,215
2	G	5		13	Att Fin Gar	616	1.000	616
3	M	PATO		13	Open Slab	252	1.000	252
4	M	EPSW		13	EPSW	290	1.000	290
5	M	PRCH		13	SLBC	95	1.000	95
Total Building Area						2,215		2,215



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		30x50x12	Concrete	Formed Metal	1,500
Qual	3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.64 x 1,500)	44,460		44,460	4,001	40,459

PRCH	Porch		22x30x0	Concrete	Formed Metal	660
Qual	2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (19.54 x 660)	12,896		12,896	8,382	4,514

SHDS	Shed - Small		8x10x8	Concrete	Galvanized Metal	80
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (27.59 x 80)	2,207		2,207	1,302	905