




# 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																																																	
<b>Account</b> 660001889 <b>Parcel ID</b> 000000-00-0-00267-002-0003 <b>Cadastral ID</b> 03-19-17-04650 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 255090 YOUNGBLOOD, CURTIS RAY &  SHAUNA R 31805 S GAYLENE DR INOLA OK 74036-0000					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0012. 5/25/2021</p>																																																	
<b>Parcel Location</b> <b>Situs</b> 31805 S GAYLENE DR <b>Subdivision</b> DYER <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 19 / 17 / 5 <b>Neighborhood</b> 1009 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.15724525 -95.49207335					<b>Building Permits</b>																																																	
LOT 3 BLOCK 2 DYER					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	905/431	SECRETARY OF VETERAN-AFFAIRS	01/29/1993	0	No																																													
					893/516	GUFFEY, BRADLEY G	09/04/1992	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 32,007</td> <td>26,189</td> <td>11%</td> <td>2,881</td> <td>Assessed</td> <td>15,203</td> <td>1,217.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 156,747</td> <td>112,018</td> <td> </td> <td>12,322</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-80.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 188,754</td> <td>138,207</td> <td> </td> <td>15,203</td> <td>Total Taxable</td> <td>14,203</td> <td>1,137.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	0	Land Value 32,007	26,189	11%	2,881	Assessed	15,203	1,217.15	Year Frozen	0	Improvements 156,747	112,018		12,322	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00	TIF Project ID	0	Total Value 188,754	138,207		15,203	Total Taxable	14,203	1,137.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001889	YOUNGBLOOD, CURTIS RAY &	2	146,989	1000	13,761	1,102.00																																															
2024	2024-660001889	YOUNGBLOOD, CURTIS RAY &	2	169,621	1000	13,329	1,072.00																																															
2023	2023-660001889	YOUNGBLOOD, CURTIS RAY &	2	126,480	1000	12,913	1,040.00																																															
2022	2022-660001889	YOUNGBLOOD, CURTIS RAY &	2	124,662	1000	12,713	1,031.00																																															
2021	2021-660001889	YOUNGBLOOD, CURTIS RAY &	2	134,892	1000	13,838	1,109.00																																															
2020	2020-660001889	YOUNGBLOOD, CURTIS RAY &	2	132,753	1000	13,478	1,089.00																																															
2019	2019-660001889	YOUNGBLOOD, CURTIS RAY &	2	127,784	1000	13,056	1,079.00																																															
2018	2018-660001889	YOUNGBLOOD, CURTIS RAY &	2	132,973	1000	13,371	1,116.00																																															
2017	2017-660001889	YOUNGBLOOD, CURTIS RAY &	2	131,892	1000	12,953	1,090.00																																															
2016	2016-660001889	YOUNGBLOOD, CURTIS RAY &	2	128,629	1000	12,546	1,067.00																																															
2015	2015-660001889	YOUNGBLOOD, CURTIS RAY &	2	126,250	1000	12,151	1,054.00																																															
2014	2014-660001889	YOUNGBLOOD, CURTIS RAY &	2	127,250	1000	11,768	1,057.00																																															
2013	2013-660001889	YOUNGBLOOD, CURTIS RAY &	2	122,254	1000	11,397	960.00																																															



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Lot Data		Square-Foot - NBHD 1009 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2739		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	55,489.00 x .58 = 32,007		
Factor Value			
Adjustments	1.0000		
Lot Value	32,007		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0524\IMG\_0012. 5/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,450 / 1,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,450
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,908	155.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	18,130 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	121.13	Total Misc Impr	+ 20,172
Roofing Adj	+ 6.06	Garage Cost	+ 27,948
Subfloor Adj	+ -4.68	Total RCN	= 269,419
Heat/Cool Adj	+ 16.31	Depreciation ( 43%)	- 115,850
Plumbing Adj	+ 13.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 153,569
Adj Base Cost	= 152.62	Lot Value	+ 32,007
Total Area	x 1,450	Indicated Value	= 185,576
Adjusted Cost	= 221,299	Value Per SqFt	127.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,569		
Lot Value	32,007		
Indicated Value	185,576	127.98	Per SqFt
Agland Value			
Site Improvements	3,178		
Total Value	188,754	130.18	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	4962		210	210	32.22		6,766
PRCH	SLAB PORCH - COVERED	4963		17x6	102	32.87		3,353
SHDS	Shed - Small	192601		10x8	80	35.11		2,809



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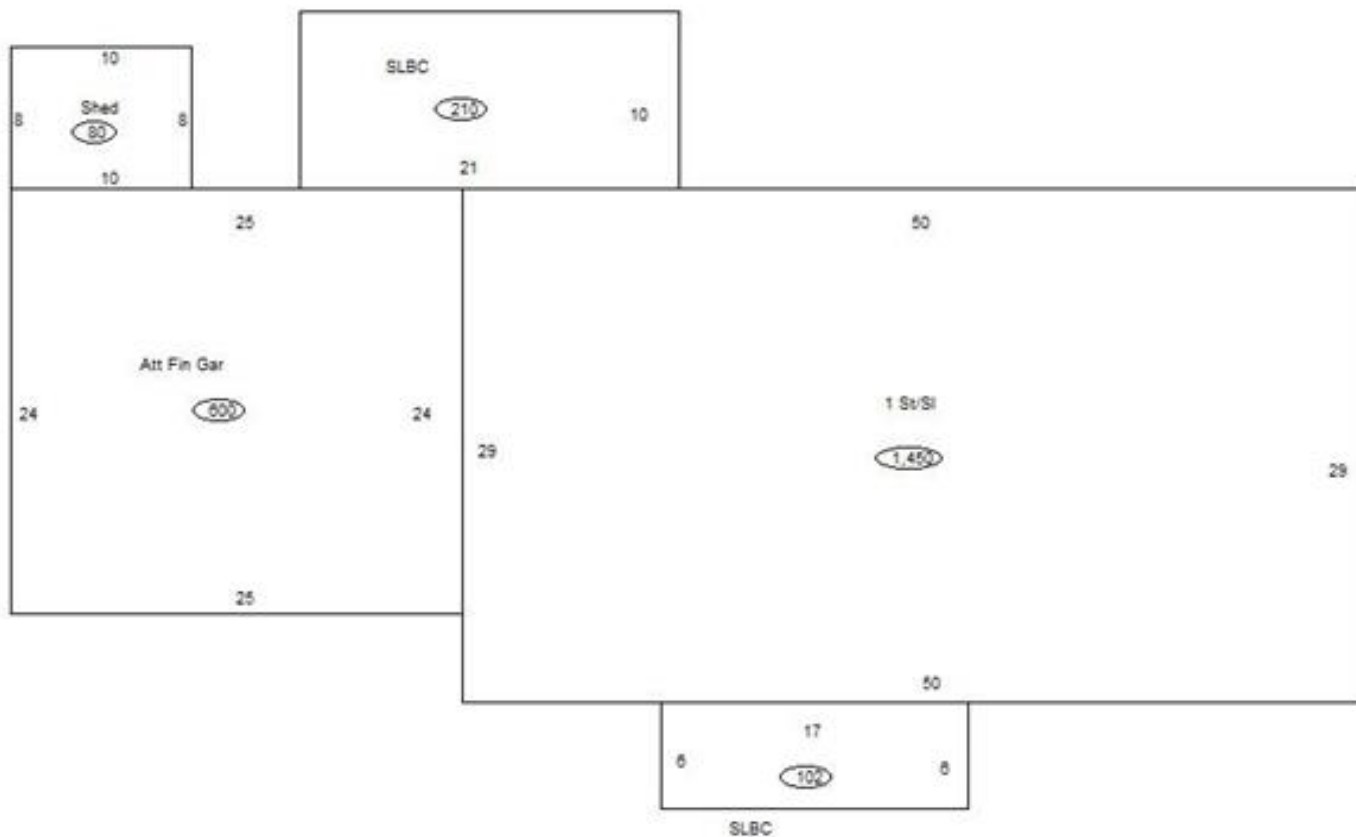
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,450	1.000	1,450
2	G	5		10	Att Fin Gar	600	1.000	600
3	M	PRCH		10	SLBC	210	1.000	210
4	M	PRCH		10	SLBC	102	1.000	102
5	M	SHDS		10	Shed	80	1.000	80
<b>Total Building Area</b>						<b>1,450</b>		<b>1,450</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	20x18x8	Concrete	Formed Metal	360
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.64 x 360)	3,470		3,470	1,284	2,186

	SHDS	Shed - Small	6x18x8	Plank	Formed Metal	108
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.41 x 108)	2,420		2,420	1,428	992