




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660001892				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0024. 5/25/2021</p>									
Parcel ID	000000-00-0-00267-002-0006													
Cadastral ID	03-19-17-04680													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	294283													
METCALF, MARGARET B														
31743 S GAYLENE DR INOLA OK 74036-0000														
Parcel Location														
Situs	31743 S GAYLENE DR													
Subdivision	DYER													
Lot/Block	0006 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	3 / 19 / 17 / 5													
Neighborhood	1009 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15858654 -95.49208004														
LOT 6 BLOCK 2 DYER														
Building Permits														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1842/624	THOMAS, DAVID L	01/31/2007	124,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2008	Land Value	31,851	26,280	11%	2,891	Assessed	13,748						
Year Frozen	2008	Improvements	119,628	98,702		10,857	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	151,479	124,982		13,748	Total Taxable	12,748						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001892	METCALF, MARGARET B	2	141,990	1000	12,748	1,021.00							
2024	2024-660001892	METCALF, MARGARET B	2	162,178	1000	12,748	1,025.00							
2023	2023-660001892	METCALF, MARGARET B	2	146,914	1000	12,749	1,027.00							
2022	2022-660001892	METCALF, MARGARET B	2	150,654	1000	12,748	1,034.00							
2021	2021-660001892	METCALF, MARGARET B	2	153,047	1000	12,748	1,021.00							
2020	2020-660001892	METCALF, MARGARET B	2	150,591	1000	12,748	1,030.00							
2019	2019-660001892	METCALF, MARGARET B	2	144,798	1000	12,748	1,053.00							
2018	2018-660001892	METCALF, MARGARET B	2	147,217	1000	12,748	1,064.00							
2017	2017-660001892	METCALF, MARGARET B	2	145,999	1000	12,748	1,073.00							
2016	2016-660001892	METCALF, MARGARET B	2	142,363	1000	12,748	1,085.00							
2015	2015-660001892	METCALF, MARGARET B	2	138,065	1000	12,748	1,106.00							
2014	2014-660001892	METCALF, MARGARET B & SUZANN	2	141,680	1000	12,748	1,145.00							
2013	2013-660001892	METCALF, MARGARET B & SUZANN	2	128,069	1000	12,748	1,074.00							



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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.256	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,713.00 x .58 = 31,851	
Factor Value		
Adjustments	1.0000	
Lot Value	31,851	

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	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,300
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	160,010	123.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	197,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.04	Total Misc Impr	+	23,497			
Roofing Adj	+ 4.36	Garage Cost	+	19,093			
Subfloor Adj	+ -1.15	Total RCN	=	209,705			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	94,367			
Plumbing Adj	+ 10.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,338			
Adj Base Cost	= 128.55	Lot Value	+	31,851			
Total Area	x 1,300	Indicated Value	=	147,189			
Adjusted Cost	= 167,115	Value Per SqFt		113.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,338		
Lot Value	31,851		
Indicated Value	147,189	113.22	Per SqFt
Agland Value			
Site Improvements	4,290		
Total Value	151,479	116.52	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	4975	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	4976	26x16		416	23.02		9,576
CPDT	Carport - Detached	4977	20x20		400	10.74		4,296



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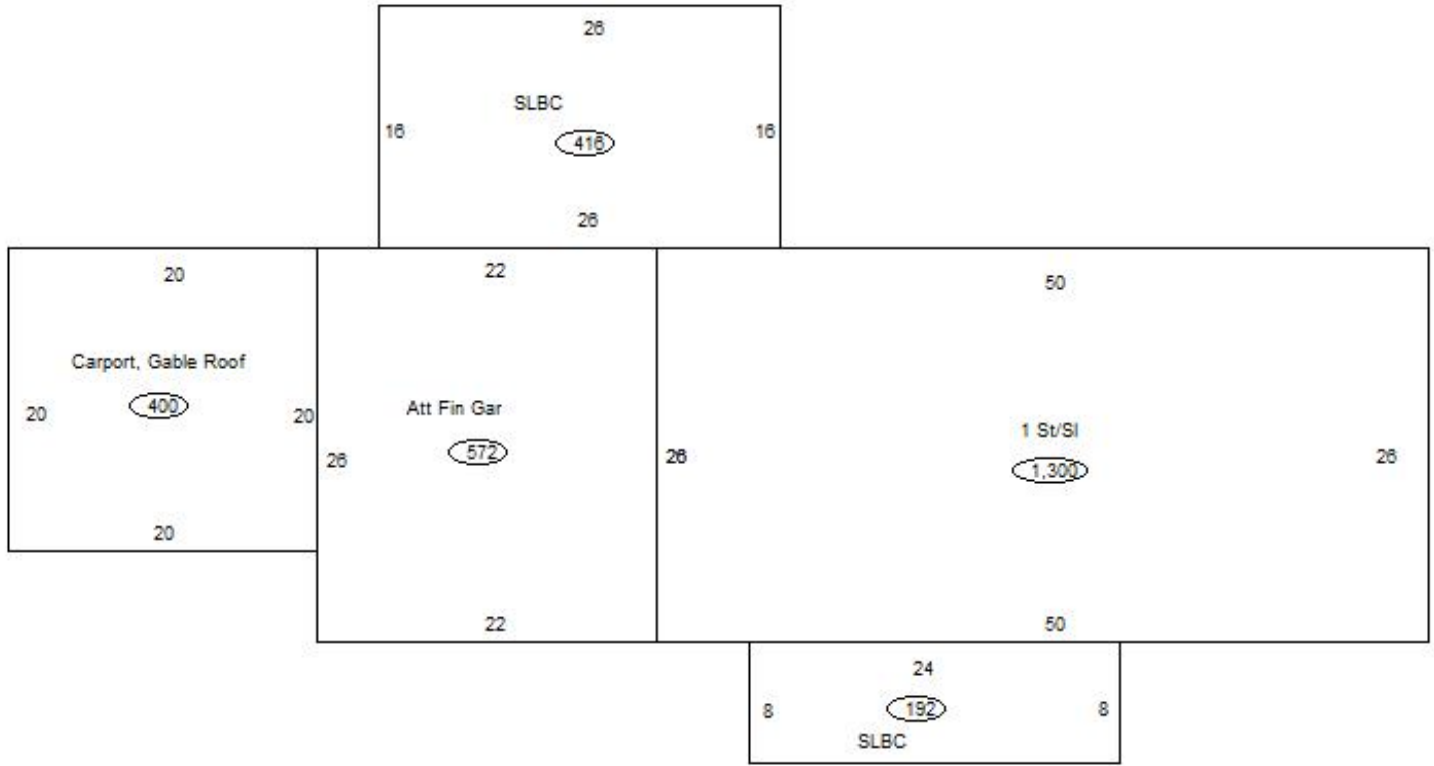
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Sketch Image

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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	1,300	1.000	1,300
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	416	1.000	416
5	G	3		13	Carport, Gable Roof	400	1.000	400
Total Building Area						1,300		1,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual 2	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (20.11 x 140) 2,815			2,815 1,042	1,773

	SHDS	Shed - Small	20x20x8	Concrete	Composition Shingle	400
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (15.35 x 400) 6,140			6,140 3,623	2,517