




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	660001893				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0026. 5/25/2021</p>									
Parcel ID	000000-00-0-00267-002-0007													
Cadastral ID	03-19-17-04690													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	319658													
FARRIER, ROBERT C														
31725 S GAYLENE DR INOLA OK 74036-0000														
Parcel Location														
Situs	31725 S GAYLENE DR													
Subdivision	DYER													
Lot/Block	0007 / 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: 36.15904856 -95.49207588														
Building Permits														
LOT 7 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2582/551	MOOREHEAD, CHARLES F	09/30/2016	166,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2017	Land Value	31,956	31,956	11%	3,515	Assessed	18,954	1,517.46					
Year Frozen	0	Improvements	156,037	140,349		15,439	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	187,993	172,305		18,954	Total Taxable	17,954	1,437.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001893	FARRIER, ROBERT C	2	167,287	1000	17,402	1,393.00							
2024	2024-660001893	FARRIER, ROBERT C & MOLLY	2	188,068	1000	17,549	1,411.00							
2023	2023-660001893	FARRIER, ROBERT C & MOLLY	2	163,710	1000	17,008	1,370.00							
2022	2022-660001893	FARRIER, ROBERT C & MOLLY	2	165,357	1000	17,190	1,394.00							
2021	2021-660001893	FARRIER, ROBERT C & MOLLY	2	172,488	1000	17,974	1,440.00							
2020	2020-660001893	FARRIER, ROBERT C & MOLLY	2	169,807	1000	17,498	1,413.00							
2019	2019-660001893	FARRIER, ROBERT C & MOLLY	2	163,265	1000	16,959	1,401.00							
2018	2018-660001893	FARRIER, ROBERT C & MOLLY	2	168,197	1000	17,502	1,461.00							
2017	2017-660001893	FARRIER, ROBERT C & MOLLY	2	166,519	0	18,317	1,541.00							
2016	2016-660001893	MOOREHEAD, CHARLES F	2	142,084	1000	14,400	1,225.00							
2015	2015-660001893	MOOREHEAD, CHARLES F	2	139,286	1000	13,952	1,211.00							
2014	2014-660001893	MOOREHEAD, CHARLES F	2	140,526	1000	13,516	1,214.00							
2013	2013-660001893	MOOREHEAD, CHARLES F	2	132,345	1000	13,094	1,103.00							



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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2681 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 55,238.00 x .58 = 31,956 Factor Value Adjustments 1.0000 Lot Value 31,956		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0026. 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	1,426 / 1,426
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,426
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	105.68	Total Misc Impr	+ 20,357				
Roofing Adj	+ 4.48	Garage Cost	+ 18,580				
Subfloor Adj	+ -1.20	Total RCN	= 228,381				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 100,488				
Plumbing Adj	+ 12.42	Lump Sums	+ 19,791				
Basement Adj	+ 0.00	RCNLD	= 147,684				
Adj Base Cost	= 132.85	Lot Value	+ 31,956				
Total Area	x 1,426	Indicated Value	= 179,640				
Adjusted Cost	= 189,444	Value Per SqFt	125.97				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	170,950	119.88	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	217,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,684		
Lot Value	31,956		
Indicated Value	179,640	125.97	Per SqFt
Agland Value			
Site Improvements	8,353		
Total Value	187,993	131.83	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	4980	18x4		72	24.04	1,731
PRCH	SLAB PORCH - COVERED	4981	30x20		600	22.55	13,530
GRDT	Garage - Detached	192622	30x30		900	21.99	19,791



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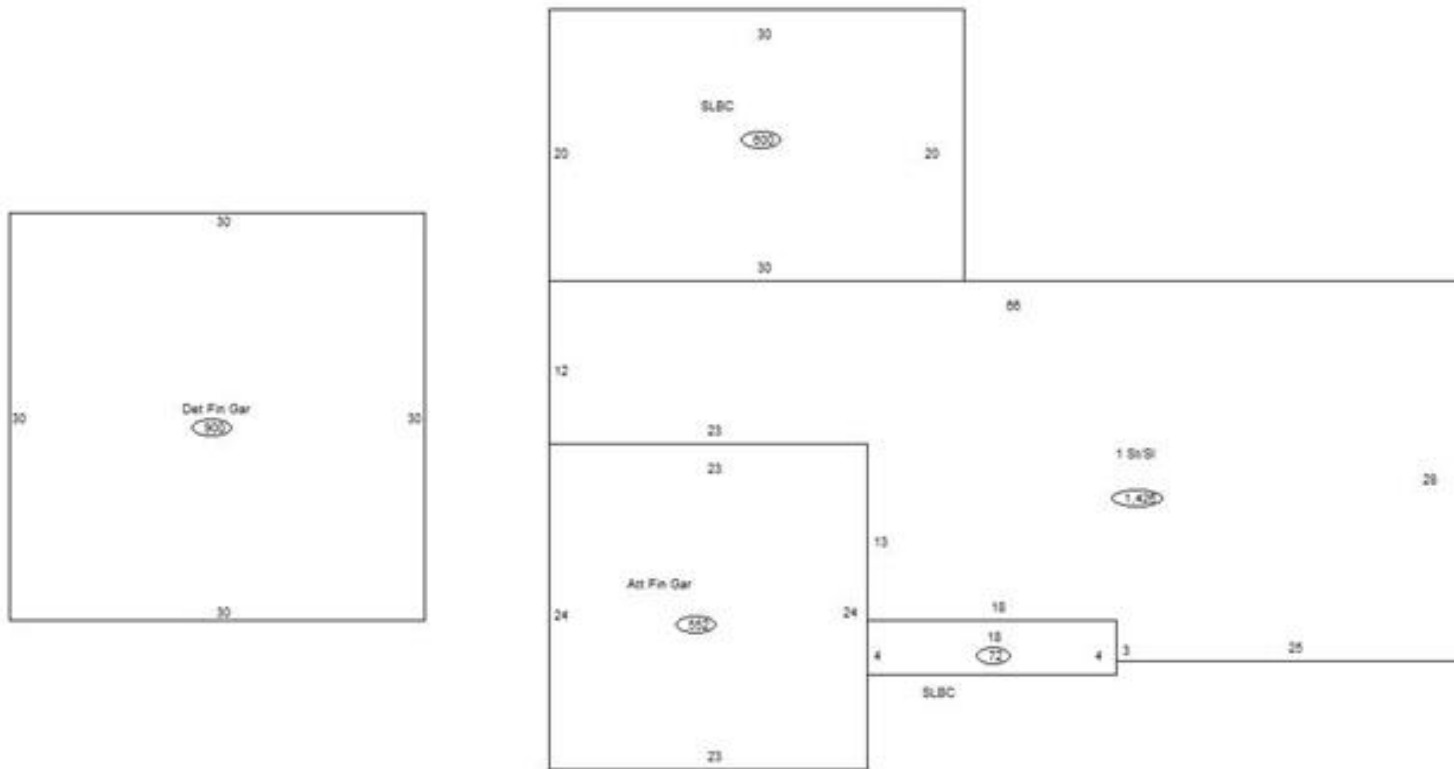
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Sketch Image

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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	1,426	1.000	1,426
2	G	5		10	Att Fin Gar	552	1.000	552
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PRCH		10	SLBC	600	1.000	600
5	G	6		10	Det Fin Gar	900	1.000	900
Total Building Area						1,426		1,426



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	14x26x8	Concrete	Formed Metal	364
	Qual 2	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (30.60 x 364)	11,138	11,138	2,785	8,353