




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 660001894 Parcel ID 000000-00-0-00267-002-0008 Cadastral ID 03-19-17-04700 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 329150 MORGAN, CASYLIN 31707 S GAYLENE DR INOLA OK 74036-0000 Parcel Location Situs 31707 S GAYLENE DR Subdivision DYER Lot/Block 0008 / 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_0033. 5/25/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15950225 -95.49206348 LOT 8 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	1.2181	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,059.00 x .59 = 31,521	
Factor Value		
Adjustments	1.0000	
Lot Value	31,521	

\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0033. 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	100% Veneer, Masonry
Base/Total Area	1,430 / 1,430
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,430
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	450 Attached Garage - Finished
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	171,095	119.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	203,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.25	Total Misc Impr	+	14,572			
Roofing Adj	+ 4.57	Garage Cost	+	15,908			
Subfloor Adj	+ -1.20	Total RCN	=	220,584			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	97,057			
Plumbing Adj	+ 9.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,527			
Adj Base Cost	= 132.94	Lot Value	+	31,521			
Total Area	x 1,430	Indicated Value	=	155,048			
Adjusted Cost	= 190,104	Value Per SqFt		108.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,527		
Lot Value	31,521		
Indicated Value	155,048	108.43	Per SqFt
Agland Value			
Site Improvements	17,368		
Total Value	172,416	120.57	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	4984		114	114	23.90		2,725
PRCH	SLAB PORCH - COVERED	4985	29x10		290	23.28		6,751



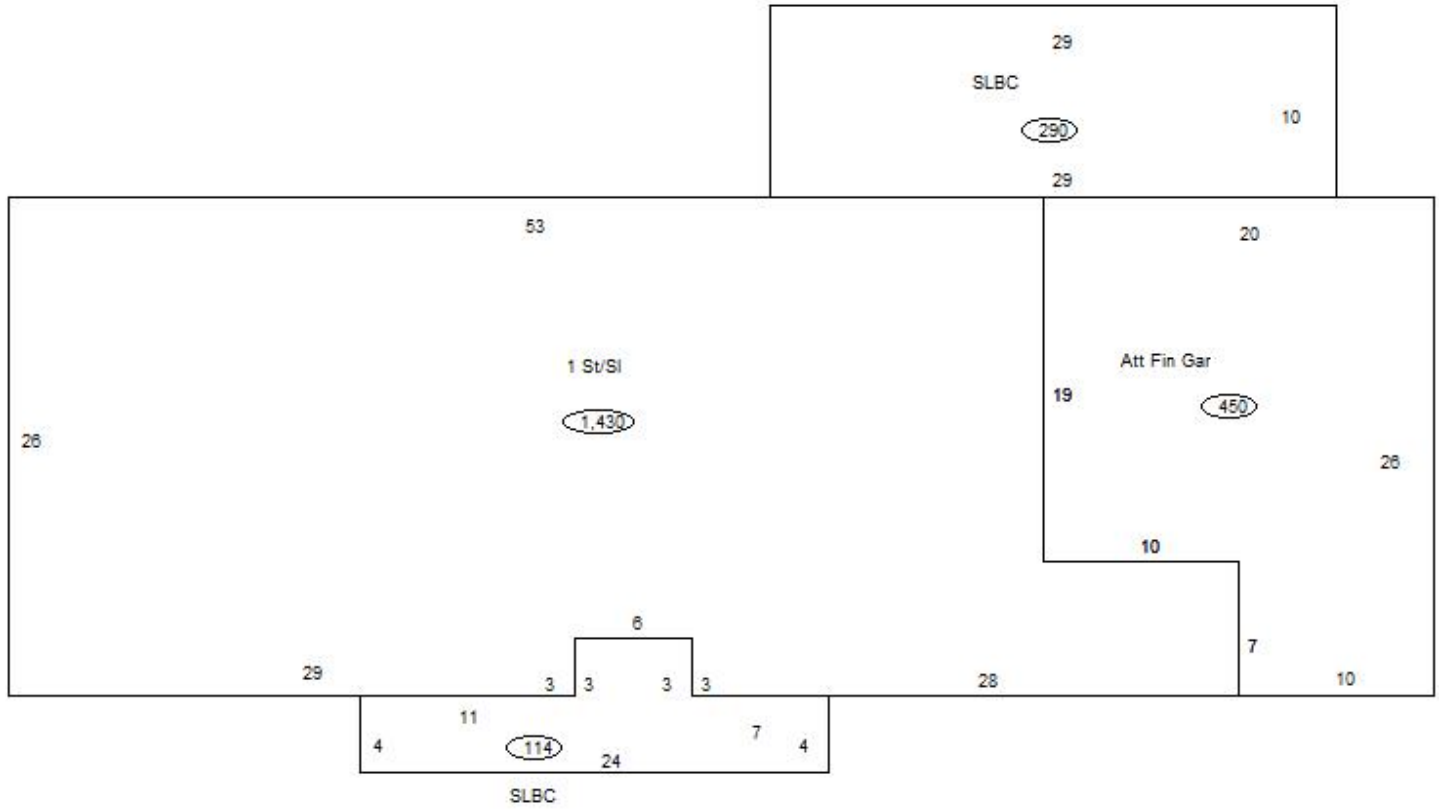
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Sketch Image

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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	1,430	1.000	1,430
2	G	5		10	Att Fin Gar	450	1.000	450
3	M	PRCH		10	SLBC	114	1.000	114
4	M	PRCH		10	SLBC	290	1.000	290
Total Building Area						1,430		1,430



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		24x30x10	Concrete	Formed Metal	720
Qual	2	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (30.60 x 720)	22,032		22,032	5,508	16,524

SHDS	Shed - Small		8x8x8	Plank	Composition Shingle	64
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (32.15 x 64)	2,058		2,058	1,214	844