



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660096017 <b>Parcel ID</b> 000000-00-0-50120-002-0008 <b>Cadastral ID</b> 05-19-17-04630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 325167 MCCLAIN, LARRY P & BRENDA  32 DYLAN INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00032 DYLAN DR <b>Subdivision</b> WESTSIDE ESTATES II <b>Lot/Block</b> 0008 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1206 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660096017 11/13/25</p> <p>660096017_001.JPG 12/7/2025</p>														
<b>Legal Description</b> Lat/Long: 36.15112848 -95.51965745																			
WESTSIDE ESTATES II BLOCK 2 LOT 8					<b>Building Permits</b> <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>R19</td> <td>R19- NEW SFR</td> <td>06/2018</td> <td>09/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19- NEW SFR	06/2018	09/2018	
Number	Description	Opened	Closed	Amount															
R19	R19- NEW SFR	06/2018	09/2018																
<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>										
HVS	Veteran	Yes	999,999	22,216	2725/850	SPURLOCK HOMES LLC	07/23/2018	160,000	YES										
					2719/246	IHCC INC	05/21/2018	0	15										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>										
Remove Cap	2019		Land Value 50,966	25,785	11%	2,836	Assessed	22,216	1,778.61										
Year Frozen	0		Improvements 213,127	176,181		19,380	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	22,216	-1,779.00										
TIF Project ID	0		Total Value 264,093	201,966		22,216	Total Taxable	0	0.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660096017	MCCLAIN, LARRY P &			19	250,912	21570		.00										
2024	2024-660096017	MCCLAIN, LARRY P &			19	265,446	20941		.00										
2023	2023-660096017	MCCLAIN, LARRY P &			19	207,068	20331		.00										
2022	2022-660096017	MCCLAIN, LARRY P &			19	209,134	19739		.00										
2021	2021-660096017	MCCLAIN, LARRY P &			19	177,291	19165		.00										
2020	2020-660096017	MCCLAIN, LARRY P &			19	173,007	18606		.00										
2019	2019-660096017	MCCLAIN, LARRY P &			19	164,220	18064		.00										
2018	2018-660096017	MCCLAIN, LARRY P &			19	2,012	0	221	18.00										
2017	2017-660096017	IHCC INC			19	2,012	0	221	19.00										
2016	2016-660096017	IHCC INC			19	2,012	0	221	19.00										
2015	2015-660096017	IHCC INC			19	2,012	0	221	19.00										
2014	2014-660096017	IHCC INC			19	2,012	0	221	20.00										



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Lot Data		Square-Foot - NBHD 1206 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5428		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	23,644.00 x 2.16 = 50,966		
Factor Value			
Adjustments	1.0000		
Lot Value	50,966		



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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	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	486 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	218,569	139.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	62,140		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.44	Total Misc Impr	+ 9,230
Roofing Adj	+ 4.37	Garage Cost	+ 16,816
Subfloor Adj	+ -1.15	Total RCN	= 225,354
Heat/Cool Adj	+ 11.47	Depreciation ( 6%)	- 13,521
Plumbing Adj	+ 8.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 211,833
Adj Base Cost	= 127.11	Lot Value	+ 50,966
Total Area	x 1,568	Indicated Value	= 262,799
Adjusted Cost	= 199,308	Value Per SqFt	167.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,833		
Lot Value	50,966		
Indicated Value	262,799	167.60	Per SqFt
Agland Value			
Site Improvements	1,294		
Total Value	264,093	168.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138551	16x6		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	138552	20x12		240	23.44		5,626
PATO	SLAB PORCH - OPEN	138553	12x4		48	10.86		521
PATO	SLAB PORCH - OPEN	138554	12x6		72	10.86		782



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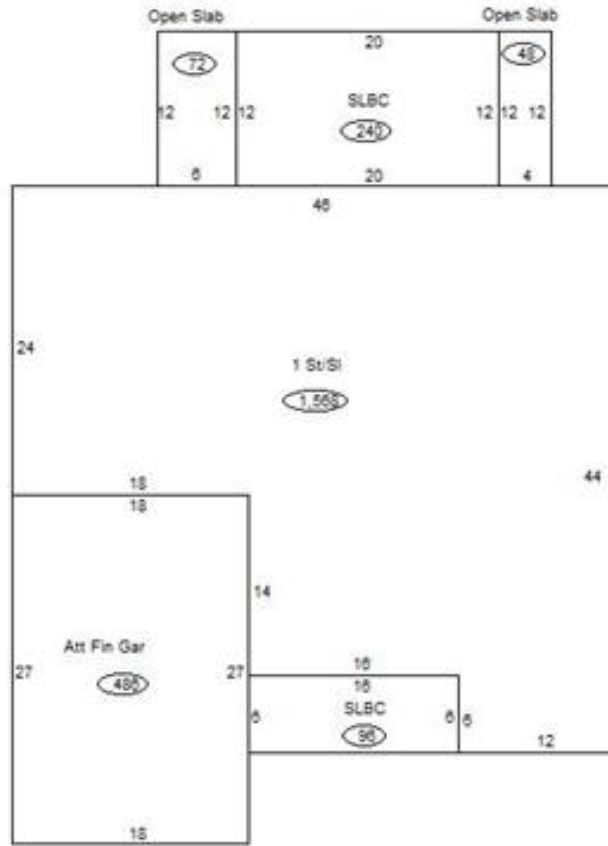
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Sketch Image

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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	1,568	1.000	1,568
2	G	5		13	Att Fin Gar	486	1.000	486
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Open Slab	48	1.000	48
6	M	PATO		13	Open Slab	72	1.000	72
<b>Total Building Area</b>						1,568		1,568



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x14x8	Plank	Composition Shingle	112
	Qual	2	Cond 3	Year 2010	Eff Age 12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.40 x 112)		2,397		2,397 1,103		1,294