




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:41:59
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Assessment Data					Primary Image																																																																																																												
Account 660096040 Parcel ID 000000-00-0-50120-005-0006 Cadastral ID 05-19-17-04860 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 341910 DARK, STEPHEN & HEATHER A 31 DYLAN DR INOLA OK 74036-0000 Parcel Location Situs 00031 DYLAN DR Subdivision WESTSIDE ESTATES II Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660096040 11/13/25</p> <p>660096040_001.JPG 12/7/2025</p>																																																																																																												
Legal Description Lat/Long: 36.15176507 -95.51916666 WESTSIDE ESTATES II BLOCK 5 LOT 6																																																																																																																	
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Lot Data		Square-Foot - NBHD 1206 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5063		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,054.00 x 2.20 = 48,581		
Factor Value			
Adjustments	2.3063		
Lot Value	112,042		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	663 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	310,699 167.85 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.26	Total Misc Impr	+	20,892			
Roofing Adj	+ 4.78	Garage Cost	+	25,055			
Subfloor Adj	+ -2.28	Total RCN	=	291,723			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	14,586			
Plumbing Adj	+ 8.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,137			
Adj Base Cost	= 132.78	Lot Value	+	112,042			
Total Area	x 1,851	Indicated Value	=	389,179			
Adjusted Cost	= 245,776	Value Per SqFt		210.25			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	277,137
Lot Value	112,042
Indicated Value	389,179 210.25 Per SqFt
Agland Value	
Site Improvements	32,654
Total Value	421,833 227.89 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	146184	18x6		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	146185	278		278	26.06		7,245
PATO	Slab Porch - Open	150291	30x20		600	8.60		5,160

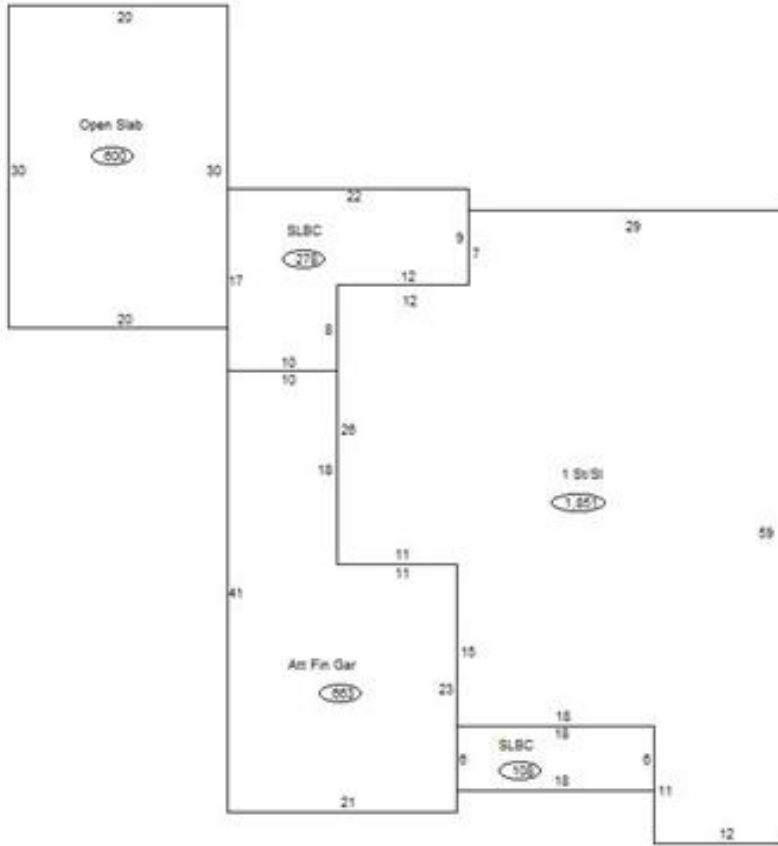


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Sketch Image

660096040



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,851	1.000	1,851
2	G	5		13	Att Fin Gar	663	1.000	663
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	278	1.000	278
5	M	PATO		13	Open Slab	600	1.000	600
Total Building Area						1,851		1,851



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		618
	Qual 4	Cond 4	Year 2024	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (55.62 x 618)	34,373	34,373	1,719	32,654