




# 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> 660102222 <b>Parcel ID</b> 19N17E-13-1-00000-001-0000 <b>Cadastral ID</b> 13-19-17-00526 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 338888 GANDY, ALYSSA D  21840 E 610 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 21840 E 610 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.13 - Acres <b>Sec/Twn/Rng</b> 13 / 19 / 17 / 1 <b>Neighborhood</b> 1917 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0709\IMG_0031. 7/20/2021</p>														
<b>Legal Description</b> Lat/Long: 36.13289304 -95.44251086																			
TR DESC 208-016160 AS BEG NE/C E2 NW NE NE; N89.5744W 152.07'; S01.4356W 315.38'; N89.5836E 161.46'; N00.0139E 315.07' TO POB.					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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>										
H	Homestead	Yes	1,000	1,000	/	DOSS, DOUGLAS STEPHENS &	07/01/2022	120,000	YES										
H	Homestead	No	1,000		/	KHALIL, ASHRAF &	10/31/2018	77,000	YES										
<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	2023		Land Value	49,001	46,319	11%	5,095	Assessed	13,034 1,043.50										
Year Frozen			Improvements	110,399	72,173		7,939	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -81.00										
TIF Project ID	0		<b>Total Value</b>	159,400	118,492		13,034	<b>Total Taxable</b>	12,034 963.00										
<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	2025-660102222	GANDY, ALYSSA D			2	115,041	1000	11,655	933.00										
2024	2024-660102222	GANDY, ALYSSA D			2	120,000	1000	12,200	981.00										
2023	2023-660102222	GANDY, ALYSSA D			2	120,000	1000	12,201	983.00										
2022	2022-660102222	GANDY, ALYSSA D			2	90,758	1000	8,322	675.00										
2021	2021-660102222	DOSS, DOUGLAS STEPHENS &			2	89,324	1000	8,050	645.00										
2020	2020-660102222	DOSS, DOUGLAS STEPHENS &			2	85,027	1000	7,787	629.00										
2019	2019-660102222	DOSS, DOUGLAS STEPHENS &			2	77,556	0	8,532	705.00										



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Lot Data		Square-Foot - NBHD 1917 #1
Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	1.146	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	49,918.00 x .80 = 39,887	
Factor Value		
Adjustments	1.2285	
Lot Value	49,001	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,024 / 1,024
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,024
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	113,414	110.76	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	93.64	Total Misc Impr	+	6,248	
Roofing Adj	+ 4.92	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	124,940	
Heat/Cool Adj	+ 5.00	Depreciation ( 18%)	-	22,489	
Plumbing Adj	+ 12.35	Lump Sums	+	4,227	
Basement Adj	+ 0.00	RCNLD	=	106,678	
Adj Base Cost	= 115.91	Lot Value	+	49,001	
Total Area	x 1,024	Indicated Value	=	155,679	
Adjusted Cost	= 118,692	Value Per SqFt		152.03	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,678		
Lot Value	49,001		
Indicated Value	155,679	152.03	Per SqFt
Agland Value			
Site Improvements	3,721		
Total Value	159,400	155.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	93708	10x10		100	42.27		4,227
PATC	Patio - Covered	188475	12x10		120	17.62		2,114
PRCH	Porch	188476	20x10		200	20.67		4,134



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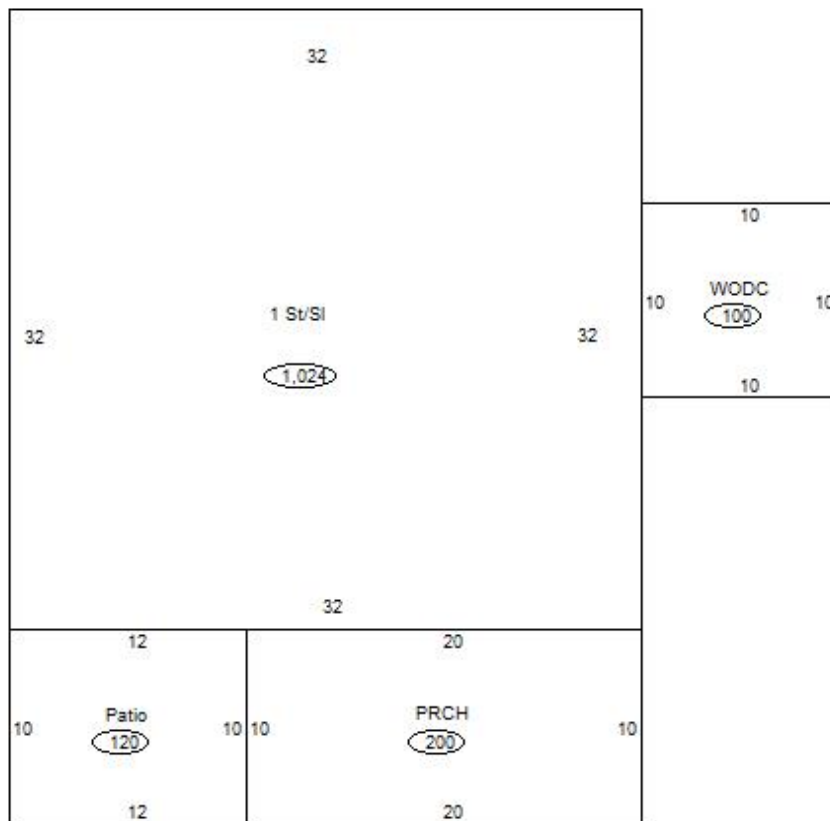
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Sketch Image

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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/Sl	1,024	1.000	1,024
2	M	WDC		10	WDC	100	1.000	100
3	M	PATC		10	Patio	120	1.000	120
4	M	PRCH		10	PRCH	200	1.000	200
<b>Total Building Area</b>						1,024		1,024



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	20x8x8	Concrete	Formed Metal	160
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (11.35 x 160)	1,816		1,816	672
				1,144

	SHDS	Shed - Small	12x14x6	Plank	Formed Metal	168
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (24.35 x 168)	4,091		4,091	1,514
				2,577