




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 660001843 Parcel ID 19N17E-03-1-00000-000-0000 Cadastral ID 03-19-17-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 150144 BYNUM, KENNY J REVOCABLE TRUST PO BOX 733 INOLA OK 74036-0000 Parcel Location Situs 19616 E 590 RD Subdivision Lot/Block / Parcel Size 1.71 - Acres Sec/Twn/Rng 3 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0526\IMG_0077. 5/28/2021</p>														
Legal Description Lat/Long: 36.16183946 -95.47991641																			
W 208.5' N 417' W 10.06 ACRES LOT 1 LESS HWY					Building Permits <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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	891/67	BYNUM, WILSON J (TEX)	07/15/1992	25,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	0		Land Value 57,848	16,917	11%	1,861	Assessed	6,590	527.60										
Year Frozen	2011		Improvements 146,988	42,985		4,729	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-80.00										
TIF Project ID	0		Total Value 204,836	59,902		6,590	Total Taxable	5,590	448.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001843	BYNUM, KENNY J			2	141,070	1000	5,590	448.00										
2024	2024-660001843	BYNUM, KENNY J			2	146,379	1000	5,589	449.00										
2023	2023-660001843	BYNUM, KENNY J			2	122,045	1000	5,590	450.00										
2022	2022-660001843	BYNUM, KENNY J			2	107,149	1000	5,590	453.00										
2021	2021-660001843	BYNUM, KENNY J			2	95,863	1000	5,589	448.00										
2020	2020-660001843	BYNUM, KENNY J			2	91,211	1000	5,590	452.00										
2019	2019-660001843	BYNUM, KENNY J			2	85,987	1000	5,589	462.00										
2018	2018-660001843	BYNUM, KENNY J			2	87,611	1000	5,590	467.00										
2017	2017-660001843	BYNUM, KENNY J			2	86,858	1000	5,589	470.00										
2016	2016-660001843	BYNUM, KENNY J			2	84,898	1000	5,589	476.00										
2015	2015-660001843	BYNUM, KENNY J			2	88,725	1000	5,589	485.00										
2014	2014-660001843	BYNUM, KENNY J			2	89,482	1000	5,589	502.00										
2013	2013-660001843	BYNUM, KENNY J			2	88,417	1000	5,589	471.00										



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1.71				
Non-Ag Acres	2.1867				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY				
	FLOOD ZONE				
Method	Square-Foot				
Base Lot Value	95,251.00 x .61 = 57,848	<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0526\IMG_0077. 5/28/2021</p>			
Factor Value		GRM Approach			
Adjustments		GRM Code			
Lot Value	57,848	Gross Rent 0.00			
		Indicated Value			
Residential Data		Multiple Regression			
Type	1 Single Family Residence	MRA Code 1 Test			
Condition	3 - Average	Adusted R 0.8445			
Quality	4.5 - Good	Indicated Value 290,681 141.80 Per SqFt			
Architecture	TRAD TRADITIONAL	Direct Comparables			
Style	100% One Story	Selection Model 1 Res			
Exterior Wall	100% Frame, Siding, Vinyl	Adjustment Model A2 AO Test			
Base/Total Area	2,050 / 2,050	Comparables			
Style	100% One Story	Indicated Value			
HVAC	100% Warmed & Cooled Air	Value Reconciliation			
Roof Cover	1 Composition Shingle	Selected Approach Cost Approach			
Area on Slab	2,050	Improvements 115,169			
Fixture/RghIn	4 /	Lot Value 57,848			
Bed/F/H Bath	3 / 1.0 /	Indicated Value 173,017 84.40 Per SqFt			
Basement Area		Agland Value			
Garage Type	400 Attached Garage - Unfinished	Site Improvements 31,819			
Remodel		Total Value 204,836 99.92 Total Value Per SqFt			
Year/Eff Age	1943 / 62				
Cost Approach		Manual : 01/2025			
Base Cost	113.32	Total Misc Impr	+	9,104	
Roofing Adj	+ 6.42	Garage Cost	+	22,072	
Subfloor Adj	+ -4.62	Total RCN	=	311,268	
Heat/Cool Adj	+ 17.38	Depreciation (63%)	-	196,099	
Plumbing Adj	+ 4.13	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	115,169	
Adj Base Cost	= 136.63	Lot Value	+	57,848	
Total Area	x 2,050	Indicated Value	=	173,017	
Adjusted Cost	= 280,092	Value Per SqFt		84.40	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	4796	54		54	36.48	1,970
PRCH	SLAB PORCH - COVERED	4797	20x10		200	35.67	7,134



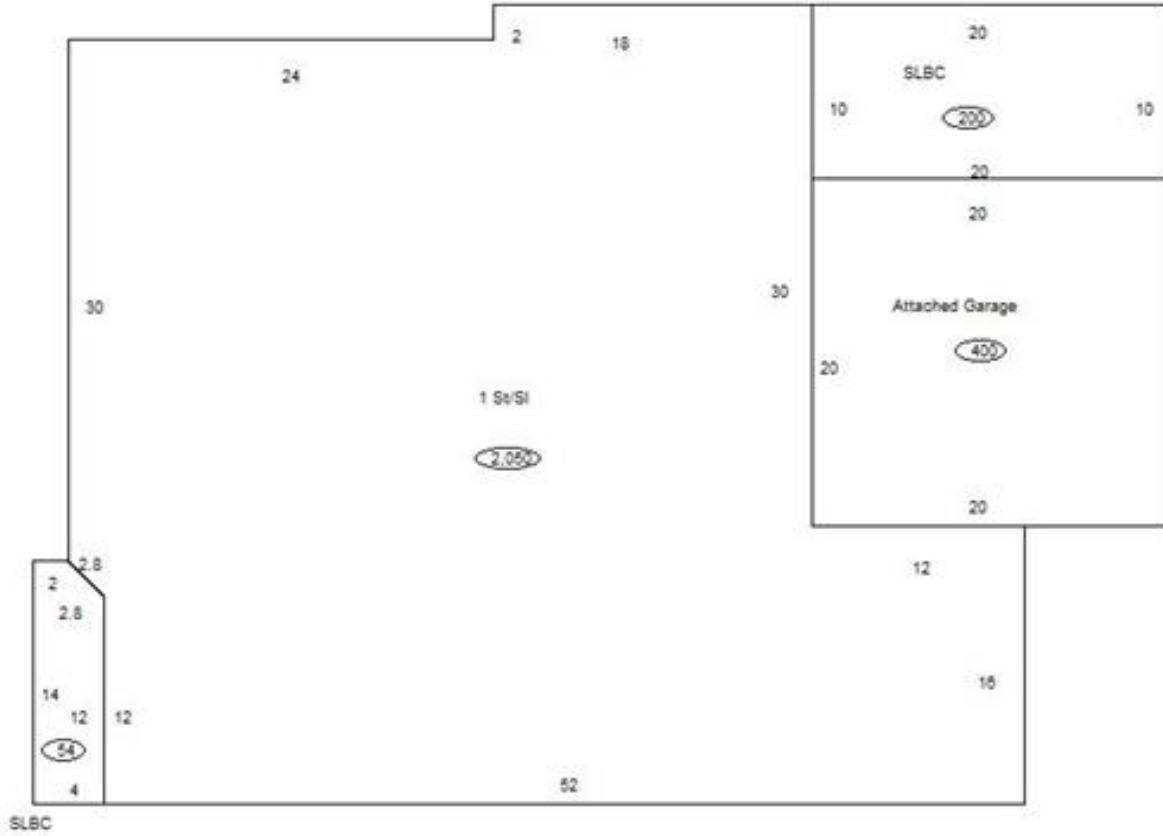
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Sketch Image

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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	2,050	1.000	2,050
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	54	1.000	54
4	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						2,050		2,050



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		12x18x8	Plank	Formed Metal	216
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (24.09 x 216)		5,203		5,203 2,393		2,810
UTIL	Utility Building		12x20x8	Plank	Formed Metal	240
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (33.09 x 240)		7,942		7,942 1,986		5,956
UTIL	Utility Building		24x24x8	Concrete	Formed Metal	576
Qual	2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (30.60 x 576)		17,626		17,626 6,522		11,104
LNT0	Lean To - Attached		10x24x8	Dirt	Formed Metal	240
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (9.55 x 240)		2,292		2,292 1,375		917
LNT0	Lean To - Attached		10x24x8	Dirt	Formed Metal	240
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (9.55 x 240)		2,292		2,292 1,375		917
UTIL	Utility Building		22x28x10	Dirt	Formed Metal	616
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (25.99 x 616)		16,010		16,010 7,845		8,165
SHDS	Shed - Small		8x12x8	Plank	Formed Metal	96
Qual	3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (28.83 x 96)		2,768		2,768 1,938		830



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
	Qual 3	Cond 2	Year 2000	Eff Age 26		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
Base Cost (25.93 x 144)	3,734		3,734	2,614	1,120