




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 660003552 Parcel ID 000000-00-0-50040-062-0009 Cadastral ID 05-19-17-03350 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 263525 TROSKY, ZACHARY B & JAMIE L PO BOX 1031 INOLA OK 74036-0000 Parcel Location Situs 00215 E COMMERCIAL Subdivision GRANDVIEW Lot/Block 0009 / 0062 Parcel Size 3 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660003552 12/04/25</p> <p>660003552_001.JPG 12/6/2025</p>																																																	
Legal Description Lat/Long: 36.15013464 -95.51267330																																																						
LOTS 7- 8 & 9 BLOCK 62 GRANDVIEW					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1191/583 830/20	THOMPSON, HERMAN L	09/09/1999	55,000	Yes																																													
								28,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 24,677</td> <td>19,401</td> <td>11%</td> <td>2,134</td> <td>Assessed</td> <td>6,440</td> <td>515.59</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 66,118</td> <td>39,149</td> <td> </td> <td>4,306</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-80.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 90,795</td> <td>58,550</td> <td> </td> <td>6,440</td> <td>Total Taxable</td> <td>5,440</td> <td>436.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2000	Land Value 24,677	19,401	11%	2,134	Assessed	6,440	515.59	Year Frozen	0	Improvements 66,118	39,149		4,306	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00	TIF Project ID	0	Total Value 90,795	58,550		6,440	Total Taxable	5,440	436.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003552	TROSKY, ZACHARY B & JAMIE L	19	62,686	1000	5,253	421.00																																															
2024	2024-660003552	TROSKY, ZACHARY B & JAMIE L	19	63,574	1000	5,070	408.00																																															
2023	2023-660003552	TROSKY, ZACHARY B & JAMIE L	19	53,583	1000	4,894	394.00																																															
2022	2022-660003552	TROSKY, ZACHARY B & JAMIE L	19	53,581	1000	4,894	397.00																																															
2021	2021-660003552	TROSKY, ZACHARY B & JAMIE L	19	54,214	1000	4,963	398.00																																															
2020	2020-660003552	TROSKY, ZACHARY B & JAMIE L	19	55,151	1000	4,952	400.00																																															
2019	2019-660003552	TROSKY, ZACHARY B & JAMIE L	19	52,537	1000	4,779	395.00																																															
2018	2018-660003552	TROSKY, ZACHARY B & JAMIE L	19	55,483	1000	5,103	426.00																																															
2017	2017-660003552	TROSKY, ZACHARY B & JAMIE L	19	55,048	1000	5,055	425.00																																															
2016	2016-660003552	TROSKY, ZACHARY B & JAMIE L	19	53,654	1000	4,902	417.00																																															
2015	2015-660003552	TROSKY, ZACHARY B & JAMIE L	19	52,596	1000	4,785	415.00																																															
2014	2014-660003552	TROSKY, ZACHARY B & JAMIE L	19	54,585	1000	4,755	427.00																																															
2013	2013-660003552	TROSKY, ZACHARY B & JAMIE L	19	54,194	1000	4,588	386.00																																															



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 10500 Non-Ag Acres 0.2411 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,501.00 x 2.35 = 24,677 Factor Value Adjustments 1.0000 Lot Value 24,677		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,033 / 1,033
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	336 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1954 / 54

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 111,946 108.37 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 100,940 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.87	Total Misc Impr	+ 4,395	Roofing Adj	+ 5.24	Garage Cost	+ 15,063
Subfloor Adj	+ 0.00	Total RCN	= 154,864	Heat/Cool Adj	+ 6.14	Depreciation (58%)	- 89,821
Plumbing Adj	+ 9.83	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 65,043
Adj Base Cost	= 131.08	Lot Value	+ 24,677	Total Area	x 1,033	Indicated Value	= 89,720
		Value Per SqFt	86.85	Adjusted Cost	= 135,406		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,043		
Lot Value	24,677		
Indicated Value	89,720	86.85	Per SqFt
Agland Value			
Site Improvements	1,075		
Total Value	90,795	87.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8704	23x5		115	26.57		3,056
PRCH	SLAB PORCH - COVERED	8705	10x5		50	26.77		1,339



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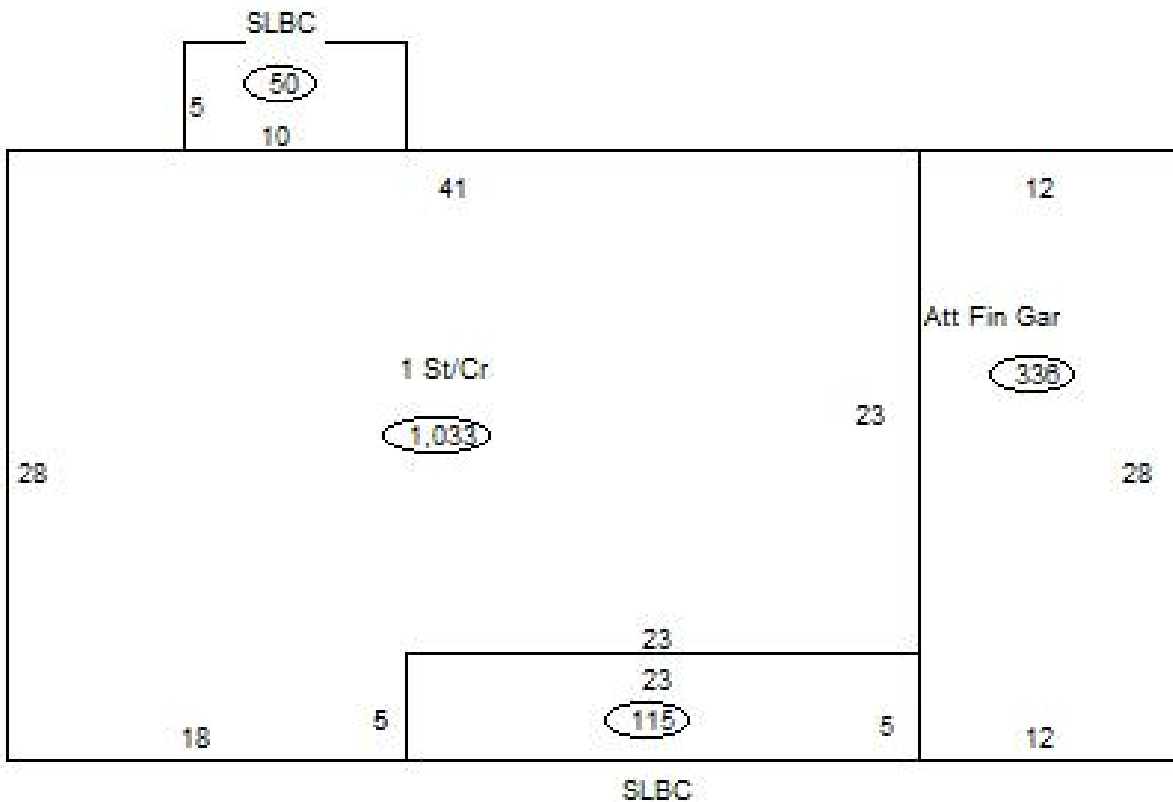
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,033	1.000	1,033
2	G	5		13	Att Fin Gar	336	1.000	336
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PRCH		13	SLBC	50	1.000	50
Total Building Area						1,033		1,033



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (24.87 x 80)		1,990		1,990 915		1,075