




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:22:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004803 Parcel ID 000000-00-0-00045-001-0002 Cadastral ID 06-19-17-00920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 301613 ROUSH, RODNEY G & ALANNA C 31055 S 4190 RD INOLA OK 74036-0000 Parcel Location Situs Subdivision BINAM ACRES ONE Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 19 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660004803_001.JPG 12/4/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16178849 -95.54670328 LOT 2 BLOCK 1 BINAM ACRES ONE																																																																																																																									
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Lot Data		Square-Foot - NBHD 1093 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4000							
Non-Ag Acres	1.2771							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	55,629.00 x 1.04 = 57,939							
Factor Value				660004803_001.JPG	12/4/2025			
Adjustments	1.0000			GRM Approach				
Lot Value	57,939			GRM Code				
Residential Data				Gross Rent	0.00			
Type				Indicated Value				
Condition	-			Multiple Regression				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model	A Adam Test			
Style				Adjustment Model	1 2022 Residential			
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach	Cost Approach			
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value	57,939			
Garage Type				Indicated Value	57,939 0.00 Per SqFt			
Remodel				Agland Value				
Year/Eff Age /				Site Improvements	12,395			
Cost Approach				Manual : 01/2025				
				Selection Model				
Base Cost	0.00	Total Misc Impr	+ 0	Adjustment Model				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Comparables				
Subfloor Adj	+ 0.00	Total RCN	= 0	Indicated Value				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Value Reconciliation				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Selected Approach	Cost Approach			
Basement Adj	+ 0.00	RCNLD	= 0	Improvements				
Adj Base Cost	= 0.00	Lot Value	+ 57,939	Lot Value	57,939			
Total Area	x	Indicated Value	= 57,939	Indicated Value	57,939 0.00 Per SqFt			
Adjusted Cost	= 0	Value Per SqFt	0.00	Agland Value				
				Site Improvements	12,395			
				Total Value	70,334 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x30x8	Dirt	Formed Metal	900
	Qual 3	Cond 4	Year 2000	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (21.86 x 900)		19,674	19,674	7,279		12,395