



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 660004804 Parcel ID 000000-00-0-00045-001-0003 Cadastral ID 06-19-17-00930 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 31055 S 4190 RD Subdivision BINAM ACRES ONE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 19 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																																																						
Legal Description Lat/Long: 36.16132577 -95.54669225					Building Permits																																																	
LOT 3 BLOCK 1 BINAM ACRES ONE					<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	2063/653	ROUSH, RODNEY G	10/21/2009	0	4																																													
					934/244	MCKINNEY, BILL D	10/28/1993	98,000	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>0</td> <td>Land Value 53,738</td> <td>9,860</td> <td>11%</td> <td>1,085</td> <td>Assessed</td> <td>17,999</td> <td>1,441.00</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 162,586</td> <td>153,760</td> <td> </td> <td>16,914</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 216,324</td> <td>163,620</td> <td> </td> <td>17,999</td> <td>Total Taxable</td> <td>16,999</td> <td>1,361.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	0	Land Value 53,738	9,860	11%	1,085	Assessed	17,999	1,441.00	Year Frozen	0	Improvements 162,586	153,760		16,914	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00	TIF Project ID	0	Total Value 216,324	163,620		17,999	Total Taxable	16,999	1,361.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004804	ROUSH, RODNEY G &	2	213,010	1000	16,474	1,319.00																																															
2024	2024-660004804	ROUSH, RODNEY G &	2	223,219	1000	15,965	1,284.00																																															
2023	2023-660004804	ROUSH, RODNEY G &	2	149,737	1000	15,471	1,246.00																																															
2022	2022-660004804	ROUSH, RODNEY G &	2	154,548	1000	16,000	1,298.00																																															
2021	2021-660004804	ROUSH, RODNEY G &	2	155,429	1000	16,070	1,288.00																																															
2020	2020-660004804	ROUSH, RODNEY G &	2	154,466	1000	15,573	1,258.00																																															
2019	2019-660004804	ROUSH, RODNEY G &	2	146,276	1000	15,090	1,247.00																																															
2018	2018-660004804	ROUSH, RODNEY G &	2	152,522	1000	15,642	1,306.00																																															
2017	2017-660004804	ROUSH, RODNEY G &	2	151,116	1000	15,158	1,275.00																																															
2016	2016-660004804	ROUSH, RODNEY G &	2	146,803	1000	14,687	1,250.00																																															
2015	2015-660004804	ROUSH, RODNEY G &	2	141,591	1000	14,230	1,235.00																																															
2014	2014-660004804	ROUSH, RODNEY G &	2	144,472	1000	13,787	1,238.00																																															
2013	2013-660004804	ROUSH, RODNEY G &	2	138,998	1000	13,356	1,125.00																																															



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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size Lot Count Units Buildable 6400 Non-Ag Acres 1.1287 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,166.00 x 1.09 = 53,738 Factor Value Adjustments 1.0000 Lot Value 53,738		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Stucco
Base/Total Area	1,230 / 1,978
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,230
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	217,516	109.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	245,570 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.75	Total Misc Impr	+ 16,161				
Roofing Adj	+ 3.24	Garage Cost	+ 19,457				
Subfloor Adj	+ -1.51	Total RCN	= 275,569				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 112,983				
Plumbing Adj	+ 9.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 162,586				
Adj Base Cost	= 121.31	Lot Value	+ 53,738				
Total Area	x 1,978	Indicated Value	= 216,324				
Adjusted Cost	= 239,951	Value Per SqFt	109.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,586		
Lot Value	53,738		
Indicated Value	216,324	109.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,324	109.37	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	12124	18x12		216	26.25	5,670
PATO	SLAB PORCH - OPEN	12125	16x12		192	10.63	2,041
PATO	SLAB PORCH - OPEN	12126	12x9		108	11.40	1,231
PRCH	SLAB PORCH - COVERED	12127	12x5		60	26.74	1,604



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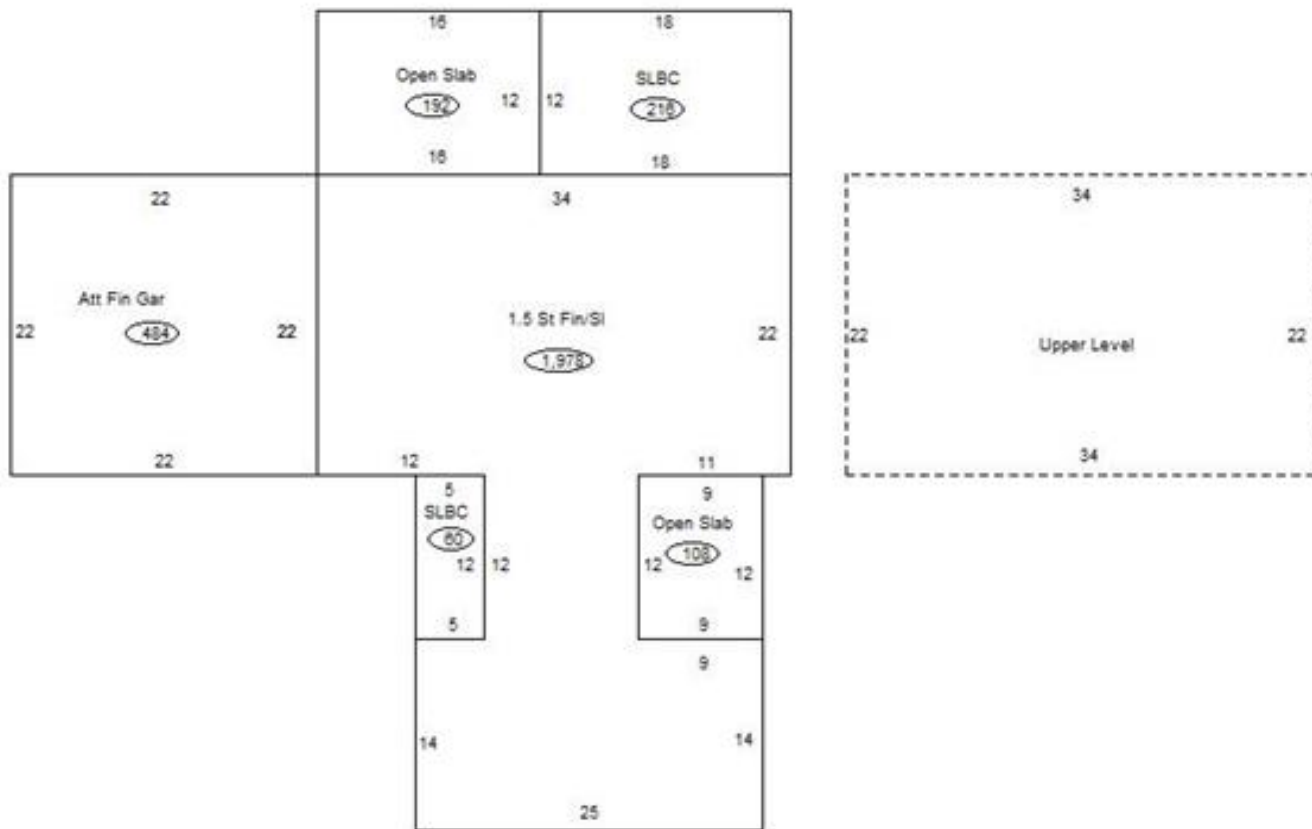
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,230	1.608	1,978
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PATO		13	Open Slab	192	1.000	192
5	M	PATO		13	Open Slab	108	1.000	108
6	M	PRCH		13	SLBC	60	1.000	60
7	U	^UL	Overhang	13	Upper Level	748	1.000	748
Total Building Area						1,230		1,978