




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 660004805 Parcel ID 000000-00-0-00045-001-0004 Cadastral ID 06-19-17-00940 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					 <p>660004805_001.JPG 12/4/2025</p>																																																	
Parcel Location Situs 31055 S 4190 RD Subdivision BINAM ACRES ONE Lot/Block 0004 / 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: 36.16089759 -95.54671360					Building Permits																																																	
LOT 4 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> <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																																													
					2063/653	ROUSH, RODNEY G	10/21/2009	0	4																																													
					1051/329	HARRELL, CHARLES DOUGLAS &	01/11/1997	7,500	Yes																																													
					920/538	CRANE, KIPPY A &	06/30/1993	7,000	Yes																																													
					810/26			6,500	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>1998</td> <td>Land Value 54,201</td> <td>18,205</td> <td>11%</td> <td>2,003</td> <td>Assessed</td> <td>2,841</td> <td>227.45</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 40,789</td> <td>7,617</td> <td> </td> <td>838</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 94,990</td> <td>25,822</td> <td> </td> <td>2,841</td> <td>Total Taxable</td> <td>2,841</td> <td>227.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	1998	Land Value 54,201	18,205	11%	2,003	Assessed	2,841	227.45	Year Frozen	0	Improvements 40,789	7,617		838	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 94,990	25,822		2,841	Total Taxable	2,841	227.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004805	ROUSH, RODNEY G &	2	87,597	0	2,705	217.00																																															
2024	2024-660004805	ROUSH, RODNEY G &	2	86,862	0	2,576	207.00																																															
2023	2023-660004805	ROUSH, RODNEY G &	2	33,384	0	2,454	198.00																																															
2022	2022-660004805	ROUSH, RODNEY G &	2	30,460	0	2,337	190.00																																															
2021	2021-660004805	ROUSH, RODNEY G &	2	20,234	0	2,226	178.00																																															
2020	2020-660004805	ROUSH, RODNEY G &	2	20,234	0	2,226	180.00																																															
2019	2019-660004805	ROUSH, RODNEY G &	2	20,234	0	2,226	184.00																																															
2018	2018-660004805	ROUSH, RODNEY G &	2	20,234	0	2,226	186.00																																															
2017	2017-660004805	ROUSH, RODNEY G &	2	20,962	0	2,306	194.00																																															
2016	2016-660004805	ROUSH, RODNEY G &	2	20,962	0	2,306	196.00																																															
2015	2015-660004805	ROUSH, RODNEY G &	2	20,674	0	2,274	197.00																																															
2014	2014-660004805	ROUSH, RODNEY G &	2	20,962	0	2,306	207.00																																															
2013	2013-660004805	ROUSH, RODNEY G &	2	20,962	0	2,306	194.00																																															



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Lot Data		Square-Foot - NBHD 1093 #1		Primary Image								
Lot Size												
Lot Count												
Units Buildable	1											
Non-Ag Acres	1.1451											
Topography												
Street Access												
Utilities												
Amenities	LAND QUALITY	0	0									
Method	Square-Foot											
Base Lot Value	49,879.00 x 1.09 = 54,201											
Factor Value				660004805_001.JPG	12/4/2025							
Adjustments	1.0000			GRM Approach								
Lot Value	54,201			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	54,201							
Garage Type				Indicated Value	54,201							
Remodel				Agland Value	0.00 Per SqFt							
Year/Eff Age /				Site Improvements	40,789							
Cost Approach				Total Value	94,990							
Manual : 01/2025				0.00 Total Value Per SqFt								
Base Cost	0.00	Total Misc Impr	+ 0									
Roofing Adj	+ 0.00	Garage Cost	+ 0									
Subfloor Adj	+ 0.00	Total RCN	= 0									
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0									
Plumbing Adj	+ 0.00	Lump Sums	+ 0									
Basement Adj	+ 0.00	RCNLD	= 0									
Adj Base Cost	= 0.00	Lot Value	+ 54,201									
Total Area	x	Indicated Value	= 54,201									
Adjusted Cost	= 0	Value Per SqFt	0.00									
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
	UTIL	Utility Building	40x46x10	Concrete	Formed Metal	1,840
	Qual 2	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (26.74 x 1,840)	49,202	49,202	12,301	36,901
	PATO	Patio - Open	16x46x0	Concrete		736
	Qual 4	Cond 4	Year 2010	Eff Age 10		
		Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
		Base Cost (10.78 x 736)	7,934	7,934	4,046	3,888