



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:51:14
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004814 Parcel ID 000000-00-0-00048-001-0009 Cadastral ID 06-19-17-01030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 335216 FRYE, RANDAL & MINON 16400 E 590 RD INOLA OK 74036-0000 Parcel Location Situs 16400 E 590 RD Subdivision BINAM ACRES TWO Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 19 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660004814_002.JPG 12/4/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.16157497 -95.54072368																																																																																																																									
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>PARSON, BRADLEY &</td> <td>07/26/2021</td> <td>514,000</td> <td>YES</td> </tr> <tr> <td>1834/349</td> <td>PARSON, BRADLEY DALE</td> <td>12/26/2006</td> <td>0</td> <td>4</td> </tr> <tr> <td>1732/396</td> <td>BINAM, CLIFFORD K</td> <td>11/07/2005</td> <td>20,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	PARSON, BRADLEY &	07/26/2021	514,000	YES	1834/349	PARSON, BRADLEY DALE	12/26/2006	0	4	1732/396	BINAM, CLIFFORD K	11/07/2005	20,000	YES																																																																																		
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	PARSON, BRADLEY &	07/26/2021	514,000	YES																																																																																																																					
1834/349	PARSON, BRADLEY DALE	12/26/2006	0	4																																																																																																																					
1732/396	BINAM, CLIFFORD K	11/07/2005	20,000	YES																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2022	Year Frozen	0	Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>91,596</td> <td>91,596</td> <td>10,076</td> </tr> <tr> <td>Improvements</td> <td>448,782</td> <td>422,169</td> <td>46,439</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>540,378</td> <td>513,765</td> <td>56,515</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	91,596	91,596	10,076	Improvements	448,782	422,169	46,439	Mobile Home	0	0	0	Total Value	540,378	513,765	56,515	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Assessed</td> <td>56,515</td> <td>4,524.59</td> </tr> <tr> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Exemption</td> <td>1,000</td> <td>-80.00</td> </tr> <tr> <td>Total Taxable</td> <td>55,515</td> <td>4,445.00</td> </tr> </tbody> </table>		Levy Rate	80.060	Current Tax	Assessed	56,515	4,524.59	Penalty	0		Exemption	1,000	-80.00	Total Taxable	55,515	4,445.00																																																																						
Source	REAL																																																																																																																								
Remove Cap	2022																																																																																																																								
Year Frozen	0																																																																																																																								
Uncapped Value	0																																																																																																																								
TIF Project ID	0																																																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																																																						
Land Value	91,596	91,596	10,076																																																																																																																						
Improvements	448,782	422,169	46,439																																																																																																																						
Mobile Home	0	0	0																																																																																																																						
Total Value	540,378	513,765	56,515																																																																																																																						
Levy Rate	80.060	Current Tax																																																																																																																							
Assessed	56,515	4,524.59																																																																																																																							
Penalty	0																																																																																																																								
Exemption	1,000	-80.00																																																																																																																							
Total Taxable	55,515	4,445.00																																																																																																																							
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660004814</td><td>FRYE, RANDAL & MINON</td><td>2</td><td>498,801</td><td>1000</td><td>53,869</td><td>4,313.00</td></tr> <tr><td>2024</td><td>2024-660004814</td><td>FRYE, RANDAL & MINON</td><td>2</td><td>521,508</td><td>1000</td><td>56,366</td><td>4,532.00</td></tr> <tr><td>2023</td><td>2023-660004814</td><td>FRYE, RANDAL & MINON</td><td>2</td><td>514,000</td><td>1000</td><td>55,540</td><td>4,473.00</td></tr> <tr><td>2022</td><td>2022-660004814</td><td>FRYE, RANDAL & MINON</td><td>2</td><td>514,159</td><td>1000</td><td>55,557</td><td>4,506.00</td></tr> <tr><td>2021</td><td>2021-660004814</td><td>FRYE, RANDAL & MINON</td><td>2</td><td>315,543</td><td>1000</td><td>33,710</td><td>2,701.00</td></tr> <tr><td>2020</td><td>2020-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>313,282</td><td>1000</td><td>32,744</td><td>2,645.00</td></tr> <tr><td>2019</td><td>2019-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>296,076</td><td>1000</td><td>31,568</td><td>2,608.00</td></tr> <tr><td>2018</td><td>2018-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>304,214</td><td>1000</td><td>31,935</td><td>2,666.00</td></tr> <tr><td>2017</td><td>2017-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>302,110</td><td>1000</td><td>30,976</td><td>2,606.00</td></tr> <tr><td>2016</td><td>2016-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>294,521</td><td>1000</td><td>30,045</td><td>2,556.00</td></tr> <tr><td>2015</td><td>2015-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>284,979</td><td>1000</td><td>29,141</td><td>2,529.00</td></tr> <tr><td>2014</td><td>2014-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>292,116</td><td>1000</td><td>28,263</td><td>2,538.00</td></tr> <tr><td>2013</td><td>2013-660004814</td><td>PARSON, BRADLEY &</td><td>2</td><td>265,062</td><td>1000</td><td>27,411</td><td>2,309.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660004814	FRYE, RANDAL & MINON	2	498,801	1000	53,869	4,313.00	2024	2024-660004814	FRYE, RANDAL & MINON	2	521,508	1000	56,366	4,532.00	2023	2023-660004814	FRYE, RANDAL & MINON	2	514,000	1000	55,540	4,473.00	2022	2022-660004814	FRYE, RANDAL & MINON	2	514,159	1000	55,557	4,506.00	2021	2021-660004814	FRYE, RANDAL & MINON	2	315,543	1000	33,710	2,701.00	2020	2020-660004814	PARSON, BRADLEY &	2	313,282	1000	32,744	2,645.00	2019	2019-660004814	PARSON, BRADLEY &	2	296,076	1000	31,568	2,608.00	2018	2018-660004814	PARSON, BRADLEY &	2	304,214	1000	31,935	2,666.00	2017	2017-660004814	PARSON, BRADLEY &	2	302,110	1000	30,976	2,606.00	2016	2016-660004814	PARSON, BRADLEY &	2	294,521	1000	30,045	2,556.00	2015	2015-660004814	PARSON, BRADLEY &	2	284,979	1000	29,141	2,529.00	2014	2014-660004814	PARSON, BRADLEY &	2	292,116	1000	28,263	2,538.00	2013	2013-660004814	PARSON, BRADLEY &	2	265,062	1000	27,411	2,309.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660004814	FRYE, RANDAL & MINON	2	498,801	1000	53,869	4,313.00																																																																																																																		
2024	2024-660004814	FRYE, RANDAL & MINON	2	521,508	1000	56,366	4,532.00																																																																																																																		
2023	2023-660004814	FRYE, RANDAL & MINON	2	514,000	1000	55,540	4,473.00																																																																																																																		
2022	2022-660004814	FRYE, RANDAL & MINON	2	514,159	1000	55,557	4,506.00																																																																																																																		
2021	2021-660004814	FRYE, RANDAL & MINON	2	315,543	1000	33,710	2,701.00																																																																																																																		
2020	2020-660004814	PARSON, BRADLEY &	2	313,282	1000	32,744	2,645.00																																																																																																																		
2019	2019-660004814	PARSON, BRADLEY &	2	296,076	1000	31,568	2,608.00																																																																																																																		
2018	2018-660004814	PARSON, BRADLEY &	2	304,214	1000	31,935	2,666.00																																																																																																																		
2017	2017-660004814	PARSON, BRADLEY &	2	302,110	1000	30,976	2,606.00																																																																																																																		
2016	2016-660004814	PARSON, BRADLEY &	2	294,521	1000	30,045	2,556.00																																																																																																																		
2015	2015-660004814	PARSON, BRADLEY &	2	284,979	1000	29,141	2,529.00																																																																																																																		
2014	2014-660004814	PARSON, BRADLEY &	2	292,116	1000	28,263	2,538.00																																																																																																																		
2013	2013-660004814	PARSON, BRADLEY &	2	265,062	1000	27,411	2,309.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:51:14
Page 2

Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size Lot Count Units Buildable 16000 Non-Ag Acres 2.865 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 124,799.00 x .73 = 91,596 Factor Value Adjustments 1.0000 Lot Value 91,596		 <p>660004814_002.JPG 12/4/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,795 / 3,335
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,795
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	625 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2006 / 14

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 473,442 141.96 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 525,560 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.75	Total Misc Impr	+ 26,939	Roofing Adj	+ 4.79	Garage Cost	+ 36,300
Subfloor Adj	+ -3.67	Total RCN	= 482,582	Heat/Cool Adj	+ 16.31	Depreciation (14%)	- 67,561
Plumbing Adj	+ 7.56	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 415,021
Adj Base Cost	= 125.74	Lot Value	+ 91,596	Total Area	x 3,335	Indicated Value	= 506,617
		Value Per SqFt	151.91	Adjusted Cost	= 419,343		

Value Reconciliation
Selected Approach Cost Approach Improvements 415,021 Lot Value 91,596 Indicated Value 506,617 151.91 Per SqFt Agland Value Site Improvements 33,761 Total Value 540,378 162.03 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	12153	16x15		240	32.13		7,711
PRCH	SLAB PORCH - COVERED	12154	45x6		270	32.03		8,648
PATO	SLAB PORCH - OPEN	143568	20x15		300	11.12		3,336

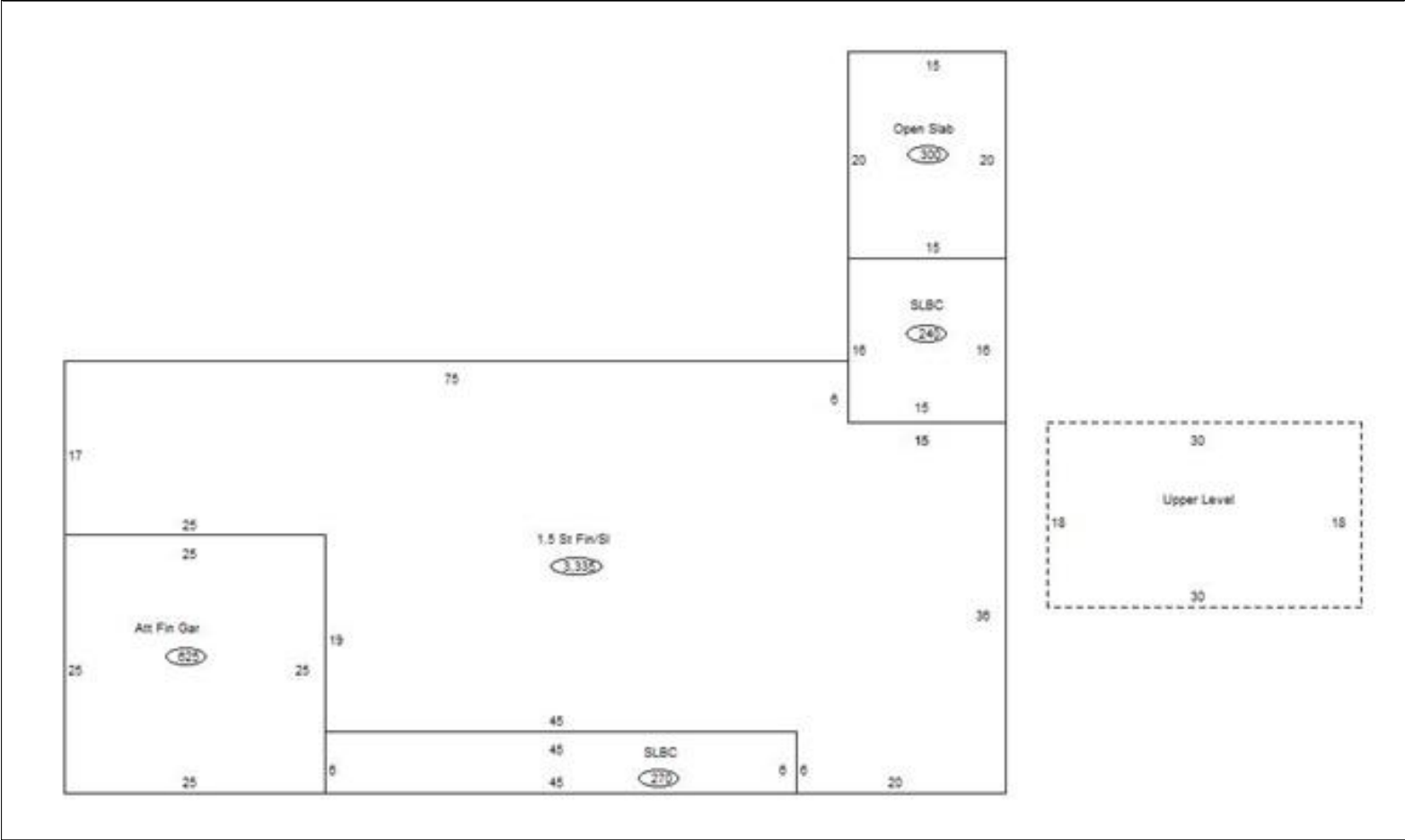


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:51:14
 Page 3

Sketch Image

660004814



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/Sl	2,795	1.193	3,335
2	G	5		13	Att Fin Gar	625	1.000	625
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	270	1.000	270
5	U	^UL	Overhang	13	Upper Level	540	1.000	540
6	M	PATO		13	Open Slab	300	1.000	300
Total Building Area						2,795		3,335



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:51:14
Page 4

660004814

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	15x20x8	Concrete		300
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (15.00 x 300)		4,500	4,500	855	3,645
	UTIL	Utility Building	36x30x10	Concrete	Formed Metal	1,080
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.44 x 1,080)		33,955	33,955	5,093	28,862
	SHDS	Shed - Small	10x8x6	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (24.87 x 80)		1,990	1,990	736	1,254