



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:17:25  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660002777 <b>Parcel ID</b> 000000-00-0-50010-019-0005 <b>Cadastral ID</b> 04-19-17-03320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 307181 JOINT REHABILITATION &  PHYSICAL WELLNESS PC PO BOX 938 INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00014 W COMMERCIAL ST <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0005 / 0019 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS					<p>660002777 11/11/25</p> <p>660002777_001.JPG 11/13/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.15078767 -95.50980740																																																						
LOT 4 & 5 BLOCK 19 INOLA O T					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2250/796	HINES, JOE & DIANNA	05/25/2012	145,000	YES																																													
					1105/577	MCDANIEL, LEROY & SHARON	03/27/1998	25,000	Yes																																													
					944/558	BANK OF INOLA	11/30/1990	25,000	Yes																																													
<b>Parcel Valuation</b>					<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>2013</td> <td>Land Value 8,750</td> <td>8,750</td> <td>11%</td> <td>963</td> <td>Assessed</td> <td>19,171</td> <td>1,534.83</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 257,471</td> <td>165,531</td> <td> </td> <td>18,208</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 266,221</td> <td>174,281</td> <td> </td> <td>19,171</td> <td>Total Taxable</td> <td>19,171</td> <td>1,535.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2013	Land Value 8,750	8,750	11%	963	Assessed	19,171	1,534.83	Year Frozen	0	Improvements 257,471	165,531		18,208	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 266,221	174,281		19,171	Total Taxable	19,171	1,535.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002777	JOINT REHABILITATION &	19	281,013	0	18,259	1,462.00																																															
2024	2024-660002777	JOINT REHABILITATION &	19	158,079	0	17,390	1,398.00																																															
2023	2023-660002777	JOINT REHABILITATION &	19	218,337	0	21,477	1,730.00																																															
2022	2022-660002777	JOINT REHABILITATION &	19	223,600	0	20,455	1,659.00																																															
2021	2021-660002777	JOINT REHABILITATION &	19	177,092	0	19,481	1,561.00																																															
2020	2020-660002777	JOINT REHABILITATION &	19	177,092	0	19,481	1,574.00																																															
2019	2019-660002777	JOINT REHABILITATION &	19	177,092	0	19,408	1,603.00																																															
2018	2018-660002777	JOINT REHABILITATION &	19	168,399	0	18,484	1,543.00																																															
2017	2017-660002777	JOINT REHABILITATION &	19	168,399	0	17,604	1,481.00																																															
2016	2016-660002777	JOINT REHABILITATION &	19	168,399	0	16,766	1,426.00																																															
2015	2015-660002777	JOINT REHABILITATION &	19	145,156	0	15,967	1,385.00																																															
2014	2014-660002777	JOINT REHABILITATION &	19	145,156	0	15,967	1,434.00																																															
2013	2013-660002777	JOINT REHABILITATION &	19	145,000	0	15,950	1,343.00																																															



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Date 04/17/2026  
 Time 18:17:25  
 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	7000			
Non-Ag Acres	0.161			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	7,000.00 x 1.25 =			8,750
Factor Value	0			
Adjustments				
Lot Value	8,750			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1117087	
Total Building Area	3,600	Image Date	11/13/2025	
Total Base Value	333,864	Name	001.JPG	
Modifier Value		Description	660002777_001.JPG	
Misc Improvements	4,914			
Replacement Cost New	338,778			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	257,471			
Economic Depreciation				
RCNLD (All Sources)	257,471			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	257,471			
Land Value	8,750			
Cost Approach Value	266,221		73.95/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	8,750	
Effective Gross Income (EGI)		Total Appraised Value	266,221 73.95/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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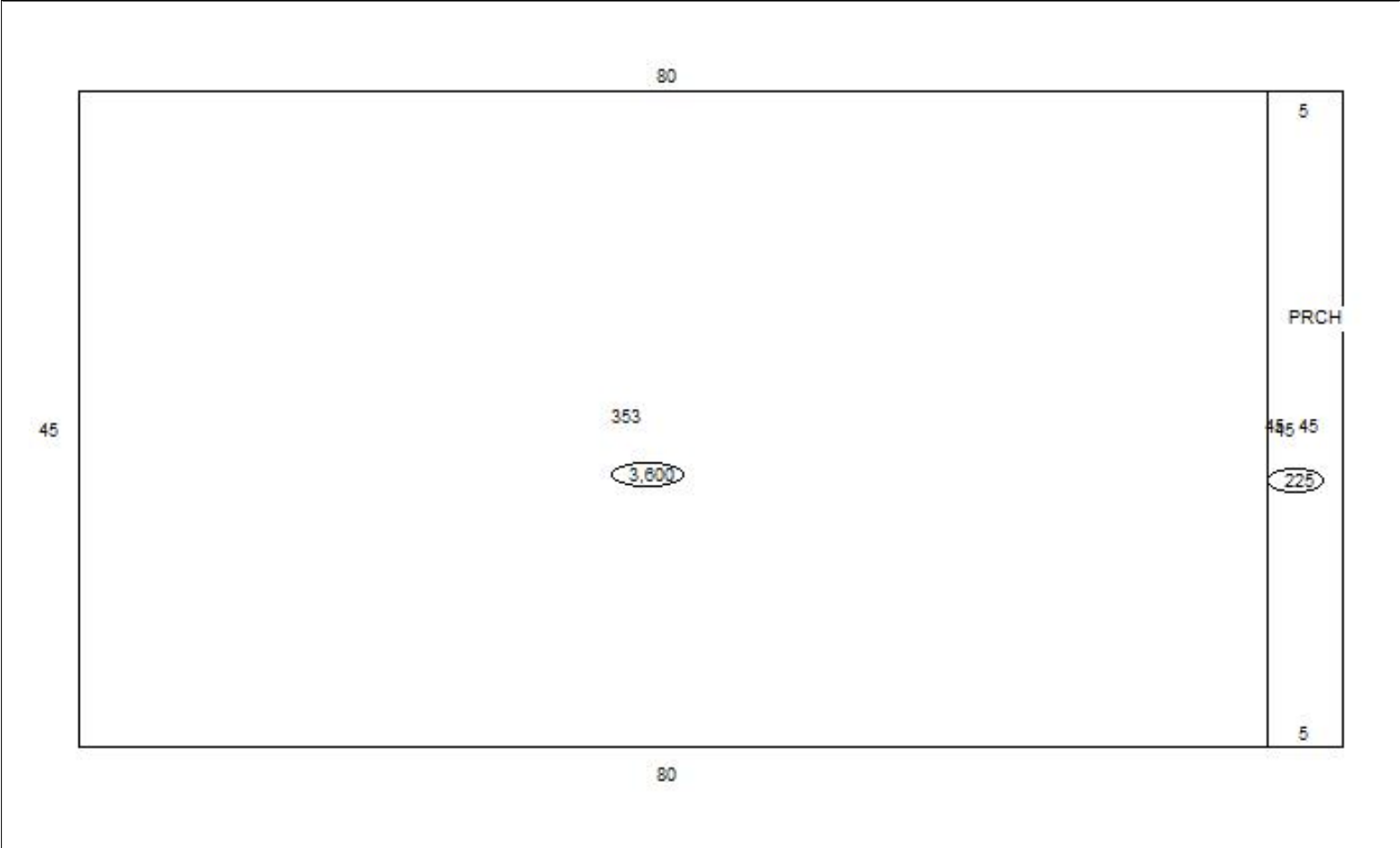
Date 04/17/2026

Time 18:17:25

Page 3

Sketch Image

660002777



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	3,600	1.000	3,600
2	M	PRCH		13	PRCH	225	1.000	225
<b>Total Building Area</b>						<b>3,600</b>		<b>3,600</b>



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Page 4

Account 660002777  
Parcel ID 000000-00-0-50010-019-0005  
Cadastral ID 04-19-17-03320

Tax Area Code 19  
Property Class UCP  
Owners Name JOINT REHABILITATION &

### Building Data

Building ID 1965  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,600  
Average Perimeter 250  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2000  
Effective Age 17  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Metal

### Basement Area Basement Levels

Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0075.JPG  
Image Date 3/5/2021  
Image Name IMG\_0075.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 64.01  
Wall Cost 15.03  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 92.74  
Total Area 3,600  
Base RCN 333,864  
Misc Impr Value 4,914

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 338,778  
Physical Depreciation 24%  
Functional Depreciation  
Total Depreciation 24% (81,307)  
Total RCNLD 257,471  
Lump Sums  
Total Building Value 257,471 \$ 71.52 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		45x5	225	21.84		4,914
<b>Total Misc Improvement</b>							<b>4,914</b>



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Time 18:17:25

Page 5

660002777

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.61 x 360)				1,660	1,660		

**Total Site Improvement Value**