



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:17:44  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002806 <b>Parcel ID</b> 000000-00-0-50010-022-0012 <b>Cadastral ID</b> 04-19-17-03610 <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> 323864 INOLA TERRACE LLC  115 N BROADWAY INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00200 E COMMERCIAL <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0012 / 0022 Parcel Size 9 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS					<p>660002806_001.JPG 11/13/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15274523 -95.50567300 LOTS 4 - 12 BLOCK 22 INOLA O T																																																																																																																									
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Date 04/17/2026  
 Time 18:17:44  
 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	31500			
Non-Ag Acres	0.723			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	31,500.00 x 1.25 =			39,375
Factor Value	0			
Adjustments				
Lot Value	39,375			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1117133	
Total Building Area	8,692	Image Date	11/13/2025	
Total Base Value	1,390,645	Name	001.JPG	
Modifier Value		Description	660002806_001.JPG	
Misc Improvements	27,888			
Replacement Cost New	1,418,533			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	737,638			
Economic Depreciation				
RCNLD (All Sources)	737,638			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	737,638			
Land Value	39,375			
Cost Approach Value	777,013	89.39/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	39,375	
Effective Gross Income (EGI)		Total Appraised Value	777,013 89.39/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate	8.00%			
Indicated Value	2,462,275	283.28/SqFt		



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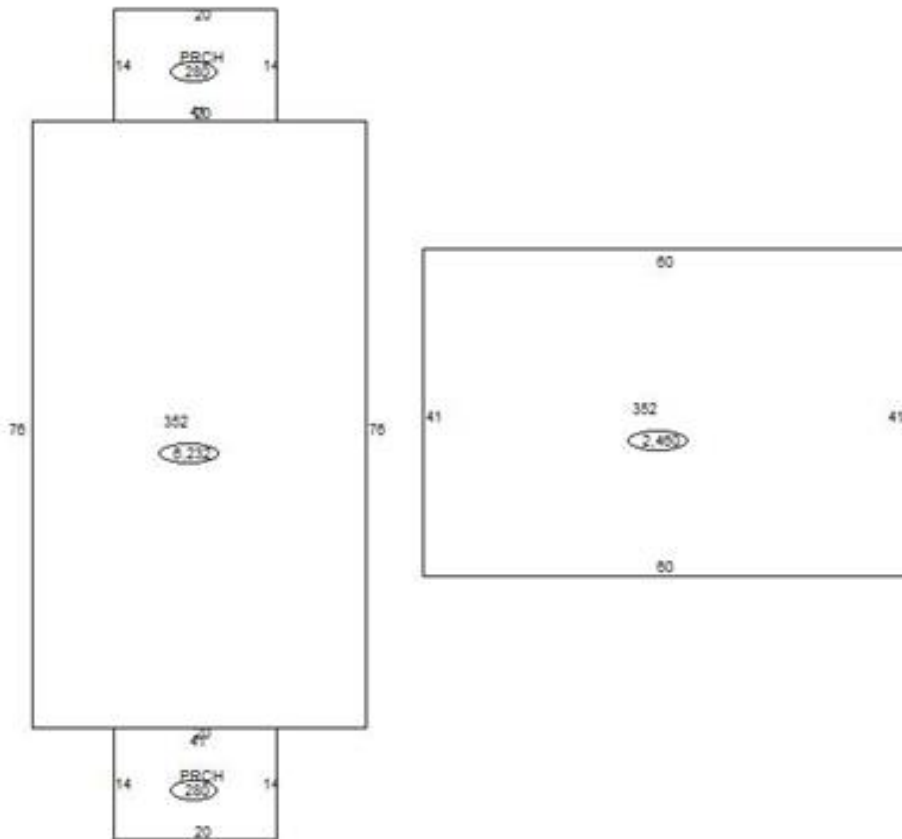
Date 04/17/2026

Time 18:17:44

Page 3

Sketch Image

660002806



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	352	3,116	2.000	6,232
2	C	352		20	352	2,460	1.000	2,460
3	M	PRCH		20	PRCH	280	1.000	280
4	M	PRCH		20	PRCH	280	1.000	280
<b>Total Building Area</b>						<b>5,576</b>		<b>8,692</b>



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 Page 4

Account 660002806  
 Parcel ID 000000-00-0-50010-022-0012  
 Cadastral ID 04-19-17-03610

Tax Area Code 19  
 Property Class UCP  
 Owners Name INOLA TERRACE LLC

### Building Data

Building ID 951  
 Building Sequence 1  
 Occupancy 1 352 Multiple Res (Low Rise) 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 6,232  
 Average Perimeter 234  
 Number Of Storys 2.00  
 Average Wall Ht 8.00  
 Year Built 1979  
 Effective Age 31  
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
 Quality 2 - Fair  
 Condition 2 - Fair  
 Exterior Wall 10 - Cavity Brick  
 Heating/Cooling 8 - Warmed and Cooled Air  
 Roof Type Gable  
 Roof Cover Composition

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\_0001.JPG  
 Image Date 3/5/2021  
 Image Name IMG\_0001.JPG  
 Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 69.29  
 Wall Cost 64.25  
 HVAC Cost 14.14  
 Basement Cost 0.00  
 Total Base Cost 147.68  
 Total Area 6,232  
 Base RCN 920,342  
 Misc Impr Value 27,888

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 948,230  
 Physical Depreciation 48%  
 Functional Depreciation  
 Total Depreciation 48% (455,150)  
 Total RCNLD 493,080  
 Lump Sums  
 Total Building Value 493,080 \$ 79.12 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		20x14	280	49.80		13,944
PRCH	Porch		20x14	280	49.80		13,944
<b>Total Misc Improvement</b>							<b>27,888</b>



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Page 5

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Parcel ID 000000-00-0-50010-022-0012  
Cadastral ID 04-19-17-03610

Tax Area Code 19  
Property Class UCP  
Owners Name INOLA TERRACE LLC

### Building Data

Building ID 952  
Building Sequence 2  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,460  
Average Perimeter 202  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1979  
Effective Age 31  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 10 - Cavity Brick  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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\_0003.JPG  
Image Date 3/5/2021  
Image Name IMG\_0003.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 81.32  
Wall Cost 95.72  
HVAC Cost 14.14  
Basement Cost 0.00  
Total Base Cost 191.18  
Total Area 2,460  
Base RCN 470,303  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 470,303  
Physical Depreciation 48%  
Functional Depreciation  
Total Depreciation 48% (225,745)  
Total RCNLD 244,558  
Lump Sums  
Total Building Value 244,558 \$ 99.41 Per SqFt