



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:16:22
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Assessment Data					Primary Image																																																																																																																				
Account 660003456 Parcel ID 000000-00-0-50040-011-0003 Cadastral ID 05-19-17-02425 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 19 - INOLA OT Name ID 321733 INOLA LONGHORN CAR WASH LLC DAN WILSON 16251 E 440 RD UNIT C CLAREMORE OK 74017-0000					<p>660003456 12/04/25</p> <p>660003456_001.JPG 12/6/2025</p>																																																																																																																				
Parcel Location Situs 00270 N BROADWAY Subdivision GRANDVIEW Lot/Block 0003 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.15429048 -95.51222427 E 100' LOTS 1 & 2 & E 100' N 25' LOT 3 BLOCK 11 GRANDVIEW					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>5155508</td> <td>R17-POSS NEW ADDITION</td> <td>02/2016</td> <td>01/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5155508	R17-POSS NEW ADDITION	02/2016	01/2019																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	15200		
Non-Ag Acres	0.29		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	15,200.00 x 1.25 = 19,000		
Factor Value	0		
Adjustments			
Lot Value	19,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1120708
Total Building Area	1,600	Image Date	12/6/2025
Total Base Value	245,840	Name	001.JPG
Modifier Value		Description	660003456_001.JPG
Misc Improvements			
Replacement Cost New	245,840		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	137,670		
Economic Depreciation			
RCNLD (All Sources)	137,670		
Depreciated Improvements			
Outbuilding Value	50,528		
Total Improvement Value	188,198		
Land Value	19,000		
Cost Approach Value	207,198 129.50/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	50,528
Miscellaneous Income		Land Value	19,000
Effective Gross Income (EGI)		Total Appraised Value	207,198 129.50/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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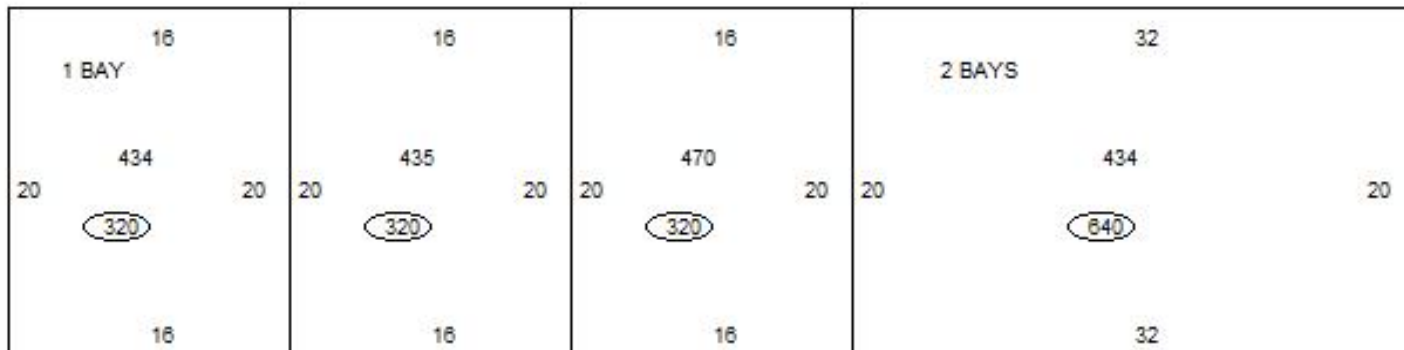
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Sketch Image

660003456



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	434		13	434	640	1.000	640
2	C	470		13	470	320	1.000	320
3	C	435		13	435	320	1.000	320
4	C	434		13	434	320	1.000	320
5	N	0		13	2 BAYS		0.000	
6	N	0		13	1 BAY		0.000	
Total Building Area						1,600		1,600



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Parcel ID 000000-00-0-50040-011-0003
Cadastral ID 05-19-17-02425

Tax Area Code 19
Property Class UCP
Owners Name INOLA LONGHORN CAR WASH LLC

Building Data

Building ID 98
Building Sequence 1
Occupancy 1 434 Car Wash - Self Serve 60%
Occupancy 2 470 Equipment (Shop) Building 20%
Occupancy 3 435 Car Wash - Drive Thru 20%
Total Floor Area 1,600
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 11.00
Year Built 1989
Effective Age 14
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 4 - Good
Condition 4 - Good
Exterior Wall 13 - Concrete Block, Glazed
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0070.JPG
Image Date 3/11/2021
Image Name IMG_0070.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 60.88
Wall Cost 92.77
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 153.65
Total Area 1,600
Base RCN 245,840
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 245,840
Physical Depreciation 44%
Functional Depreciation
Total Depreciation 44% (108,170)
Total RCNLD 137,670
Lump Sums
Total Building Value 137,670 \$ 86.04 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CSGN	Commercial Sign 7 X 10	0x0x0			70
	Qual 4	Cond 3	Year 2024	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 70)			70	70

PACN	PAVING - CONCRETE	0x0x0	Concrete		16,560
Qual 4	Cond 4	Year 2005	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 16,560)		91,742	41,284	50,458

Total Site Improvement Value 50,528