



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:53:33
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Assessment Data					Primary Image									
Account	660097055													
Parcel ID	000000-00-0-50010-001-0004													
Cadastral ID	04-19-17-02305													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	313397													
CARTER, JAMES R &														
THELMA M														
PO BOX 273														
INOLA OK 74036-0000														
Parcel Location														
Situs	00421 E COMMERCIAL													
Subdivision	INOLA O T													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 19 / 17 / 5													
Neighborhood	5001 - TASC 2016													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15474148 -95.50338477														
BEG SE/C LOT 6; NWLY ALG ELY BNDRY LOT 6 BLOCK 2 150' TO C/L VACATED ALLEY; NELY ALG C/L 50'; SELY PERP TO C/L 150'TO SLY LINE OF VACATED "F" STREET; THEN SWLY 50' TO POB.														
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> </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					
					2426/727	NOELLE INVESTMENTS LLC	08/14/2014	16,000	17					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2015	Land Value	8,500	8,500	11%	935	Assessed	12,045	964.32					
Year Frozen	0	Improvements	108,703	101,001		11,110	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	117,203	109,501		12,045	Total Taxable	12,045	964.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660097055	CARTER, JAMES R &	19	122,078	0	11,472	918.00							
2024	2024-660097055	CARTER, JAMES R &	19	109,477	0	10,925	878.00							
2023	2023-660097055	CARTER, JAMES R &	19	94,592	0	10,405	838.00							
2022	2022-660097055	CARTER, JAMES R &	19	17,337	0	1,908	155.00							
2021	2021-660097055	CARTER, JAMES R &	19	94,085	0	10,350	829.00							
2020	2020-660097055	CARTER, JAMES R &	19	94,085	0	10,350	836.00							
2019	2019-660097055	CARTER, JAMES R &	19	95,800	0	10,538	871.00							
2018	2018-660097055	CARTER, JAMES R &	19	93,735	0	10,311	861.00							
2017	2017-660097055	CARTER, JAMES R &	19	93,735	0	10,311	868.00							
2016	2016-660097055	CARTER, JAMES R &	19	110,025	0	11,406	970.00							
2015	2015-660097055	CARTER, JAMES R &	19	2,846	0	313	27.00							
2014	2014-660097055	CARTER, JAMES R &	19	2,846	0	313	28.00							



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Lot Data		Primary Image	
Lot Size	50 x 150		
Lot Count			
Units Buildable			
Non-Ag Acres	0.171		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	7,458.00 x 1.25 =	9,323	
Factor Value	0		
Adjustments	91.17%		
Lot Value	8,500		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1117459
Total Building Area	1,344	Image Date	11/14/2025
Total Base Value	124,871	Name	001.JPG
Modifier Value		Description	660097055_001.JPG
Misc Improvements	3,015		
Replacement Cost New	127,886		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	108,703		
Economic Depreciation			
RCNLD (All Sources)	108,703		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	108,703		
Land Value	8,500		
Cost Approach Value	117,203		87.20/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	8,500
Effective Gross Income (EGI)		Total Appraised Value	117,203 87.20/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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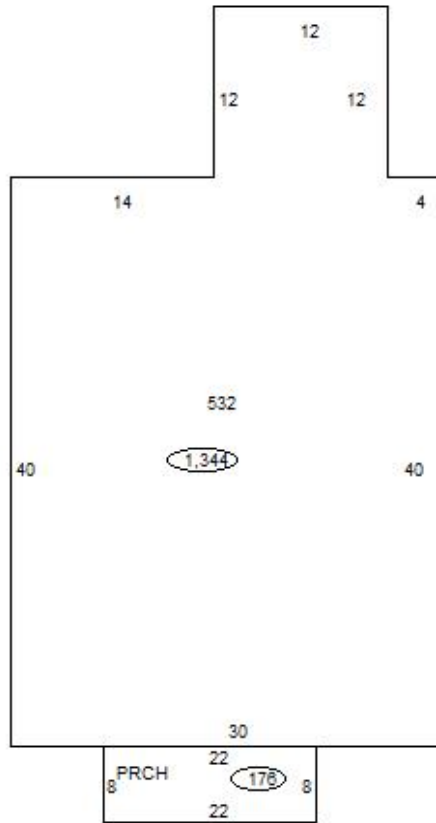
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Sketch Image

660097055



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	532		13	532	1,344	1.000	1,344
2	M	PRCH		20	PRCH	176	1.000	176
Total Building Area						1,344		1,344



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Account 660097055
Parcel ID 000000-00-0-50010-001-0004
Cadastral ID 04-19-17-02305

Tax Area Code 19
Property Class UCP
Owners Name CARTER, JAMES R &

Building Data

Building ID 3487
Building Sequence 1
Occupancy 1 532 Florist Shop 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,344
Average Perimeter 164
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2015
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover Metal

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_0042.JPG
Image Date 3/11/2021
Image Name IMG_0042.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 54.40
Wall Cost 23.78
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 92.91
Total Area 1,344
Base RCN 124,871
Misc Impr Value 3,015

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 127,886
Physical Depreciation 15%
Functional Depreciation
Total Depreciation 15% (19,183)
Total RCNLD 108,703
Lump Sums
Total Building Value 108,703 \$ 80.88 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		22x8	176	17.13		3,015
Total Misc Improvement							3,015