



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|-----------------------|----------------|------------------|---|-------------------------|-------------|--------------|-------------|--------|-------------|-----------|--------|-------------|----------|-----------|--------|-------------|------------|---|------------------|-------|-----|-----|----------|--------|--------|-------------|--|----------------------|--------|--|--------|---------|---|--|----------------|---|---------------|---|--|---|-----------|---|------|----------------|---|---------------------|--------|--|--------|---------------|--------|--------|
| Account 660100151 Parcel ID 19N16E-02-1-00000-000-0099 Cadastral ID 02-19-16-00410 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 321025 WILSON, JOEL FRANKLIN 7011 HACKBERRY RIDGE OWASSO OK 74055-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 19 / 16 / 1 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS | | | | | <p>\\\\tsclient\C\Users\Randy Necessary\Pictures\101_0924\IMG_0024. 9/24/2021</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.15967722 -95.56623176 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EAST 10 ACRES LOT 8 | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2607/538 | WILSON, JOHN KENNETH JR | 01/21/2017 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | <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>0</td> <td>Land Value 1,708</td> <td>1,708</td> <td>11%</td> <td>188</td> <td>Assessed</td> <td>10,342</td> <td>827.98</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements 279,045</td> <td>92,306</td> <td> </td> <td>10,154</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 280,753</td> <td>94,014</td> <td> </td> <td>10,342</td> <td>Total Taxable</td> <td>10,342</td> <td>828.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax | Remove Cap | 0 | Land Value 1,708 | 1,708 | 11% | 188 | Assessed | 10,342 | 827.98 | Year Frozen | | Improvements 279,045 | 92,306 | | 10,154 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 280,753 | 94,014 | | 10,342 | Total Taxable | 10,342 | 828.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 0 | Land Value 1,708 | 1,708 | 11% | 188 | Assessed | 10,342 | 827.98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements 279,045 | 92,306 | | 10,154 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 280,753 | 94,014 | | 10,342 | Total Taxable | 10,342 | 828.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660100151 | WILSON, JOEL FRANKLIN | 2 | 109,418 | 0 | 10,040 | 804.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660100151 | WILSON, JOEL FRANKLIN | 2 | 92,462 | 0 | 9,748 | 784.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660100151 | WILSON, JOEL FRANKLIN | 2 | 86,037 | 0 | 9,464 | 762.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660100151 | WILSON, JOEL FRANKLIN | 2 | 87,624 | 0 | 9,639 | 782.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660100151 | WILSON, JOEL FRANKLIN | 2 | 116,731 | 0 | 12,606 | 1,010.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660100151 | WILSON, JOEL FRANKLIN | 2 | 114,550 | 0 | 12,239 | 989.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660100151 | WILSON, JOEL FRANKLIN | 2 | 108,019 | 0 | 11,882 | 982.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660100151 | WILSON, JOEL FRANKLIN | 2 | 114,552 | 0 | 12,373 | 1,033.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660100151 | WILSON, JOEL FRANKLIN | 2 | 12,454 | 0 | 1,026 | 86.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | | Units-Buildable - UNPLATTED (UNITS BUILDABLE) |
|-----------------|--|---|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | LAND QUALITY |
| Method | | Units-Buildable |
| Base Lot Value | | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | | |



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| Residential Data | |
|------------------|----|
| Type | |
| Condition | - |
| Quality | - |
| Architecture | |
| Style | |
| Exterior Wall | |
| Base/Total Area | / |
| Style | |
| HVAC | |
| Roof Cover | |
| Area on Slab | |
| Fixture/RghIn | / |
| Bed/F/H Bath | // |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | / |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

Direct Comparables

| | |
|------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

Value Reconciliation

| | |
|-------------------|-----------------------------------|
| Selected Approach | Cost Approach |
| Improvements | |
| Lot Value | |
| Indicated Value | 0.00 Per SqFt |
| Agland Value | 1,708 |
| Site Improvements | 279,045 |
| Total Value | 280,753 0.00 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|--------|--------------------|------|
| Base Cost | 0.00 | Total Misc Impr | + 0 |
| Roofing Adj | + 0.00 | Garage Cost | + 0 |
| Subfloor Adj | + 0.00 | Total RCN | = 0 |
| Heat/Cool Adj | + 0.00 | Depreciation (0%) | - 0 |
| Plumbing Adj | + 0.00 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 0 |
| Adj Base Cost | = 0.00 | Lot Value | + 0 |
| Total Area | x | Indicated Value | = 0 |
| Adjusted Cost | = 0 | Value Per SqFt | 0.00 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-------------|-----------|------|------|-------|-----------|------|-------|
|------|-------------|-----------|------|------|-------|-----------|------|-------|



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|----------------|------------------------|-------------------------------|-----------------------|-------------------|--------------------------------|--------------|---------|
| UTIL | Utility Building | | 0x0x0 | Concrete | Formed Metal | 5,854 | |
| Qual | 4 | Cond 3 | Year 2017 | Eff Age 7 | | | |
| | | Interior Finish (Residential) | Finished Area | Fixture Count | | 30,429 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (13% Phys/ % Func) | RCNLD | |
| | | Base Cost (26.24 x 5,854) | 153,609 | 30,429 | 184,038 | 23,925 | 160,113 |
| PRCH | Porch | | 0x0x0 | Concrete | | 726 | |
| Qual | 4 | Cond 3 | Year 2017 | Eff Age 7 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (39% Phys/ % Func) | RCNLD | |
| | | Base Cost (30.61 x 726) | 22,223 | | 22,223 | 8,667 | 13,556 |
| BNGP | Barn - General Purpose | | 0x0x0 | Concrete | Formed Metal | 3,000 | |
| Qual | 3 | Cond 3 | Year 2017 | Eff Age 7 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (13% Phys/ % Func) | RCNLD | |
| | | Base Cost (22.06 x 3,000) | 66,180 | | 66,180 | 8,603 | 57,577 |
| PRCH | Porch | | 28x10x0 | | | 280 | |
| Qual | 3 | Cond 3 | Year 2017 | Eff Age 7 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (39% Phys/ % Func) | RCNLD | |
| | | Base Cost (26.05 x 280) | 7,294 | | 7,294 | 2,845 | 4,449 |
| EQSH | Equipment Shed | | 70x40x10 | Base | | 2,800 | |
| Qual | 3 | Cond 3 | Year 2000 | Eff Age 20 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (49% Phys/ % Func) | RCNLD | |
| | | Base Cost (21.85 x 2,800) | 61,180 | | 61,180 | 29,978 | 31,202 |
| BNGP | Barn - General Purpose | | 24x55x12 | Dirt | Formed Metal | 1,320 | |
| Qual | 3 | Cond 2 | Year 1980 | Eff Age 46 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (69% Phys/ % Func) | RCNLD | |
| | | Base Cost (22.03 x 1,320) | 29,080 | | 29,080 | 20,065 | 9,015 |
| HAYS | Hay Shed Open Sides | | 42x50x12 | Dirt | Galvanized Metal | 2,100 | |
| Qual | 3 | Cond 2 | Year 1980 | Eff Age 46 | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD | |
| | | Base Cost (7.46 x 2,100) | 15,666 | | 15,666 | 12,533 | 3,133 |



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Agland Inventory

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| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| RVC | RIVERTON GRAVELLY LOAM 3- | IMP PST | 61 | | | 10.000 | 171 | 171 | 1,708 | 1,708 |
| IMP PST Totals | | | | | | 10.000 | | | 1,708 | 1,708 |
| Total Agland | | | | | | 10.000 | | | 1,708 | 1,708 |