



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:06:20
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Assessment Data				Primary Image			
Account	660108075						
Parcel ID	20N17E-32-4-00000-002-0000						
Cadastral ID	32-20-17-01570						
Property Type	REAL - Real Property						
Property Class	UR	VI Area	3				
Tax Area	19 - INOLA OT						
Name ID	341694						
ONE EIGHTEEN ONE LLC							
30965 S 4170 RD INOLA OK 74036-0000							
Parcel Location							
Situs	30849 S 4200 RD						
Subdivision							
Lot/Block	/	Parcel Size	3.83 - Acres				
Sec/Twn/Rng	32 / 20 / 17 / 4						
Neighborhood	2017 - UNPLATTED LAND						
School District	S005 - INOLA SCHOOLS						
Legal Description Lat/Long: 36.16528267 -95.52905068							
TR DESC 2023-006400 AS COMM SW/C SEC; N01.2142W 746.08' TO POB; N88.3817E 166.58'; N61.4928E 84.72'; N30.5031E 131.68'; N24 4410E 156.36'; N01.2603W 76.52'; N52.4324W 307.41'; S88.3803W 140 93'; S01.2142E 558.51' TO POB.							
Building Permits							
Number	Description	Opened	Closed	Amount			
CV24	CV24- NEW CONSTRUCTION	10/2023					
S23	S24 SPLIT	06/2023	12/2023				
Exemptions							
Code	Type	Active	Maximum	Exemption			
/							
Sale History							
Bk/Pg	Grantor	Date	Price	Code			
/	MJM LEASING LLC	05/18/2023	60,000	YES			

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2024	Land Value	68,088	68,088	11%	7,490	Assessed	76,316	6,109.86
Year Frozen		Improvements	625,686	625,686		68,826	Penalty	0	
Uncapped Value	625,686	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	693,774	693,774		76,316	Total Taxable	76,316	6,110.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108075	ONE EIGHTEEN ONE LLC	19	68,088	0	7,490	600.00	
2024	2024-660108075	ONE EIGHTEEN ONE LLC	19	68,088	0	7,490	602.00	
2023	2023-660108075	ONE EIGHTEEN ONE LLC	19	526	0	58	5.00	



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Lot Data		Square-Foot - NBHD 2017 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	3.8196							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	166,381.00 x .41 = 68,088							
Factor Value								
Adjustments	1.0000							
Lot Value	68,088							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	68,088			
Year/Eff Age	/			Indicated Value	68,088	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	68,088	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	+ 68,088					
Total Area	x	Indicated Value	= 68,088					
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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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	
Cost Approach Manual Date 01/2025 Total Building Area 3,920 Total Base Value 593,327 Modifier Value Misc Improvements 2,110 Replacement Cost New 595,437 Phys/Func Depreciation Loss () RCN Less Phys/Func 588,534 Economic Depreciation RCNLD (All Sources) 588,534 Depreciated Improvements Outbuilding Value 37,152 Total Improvement Value 625,686 Land Value Cost Approach Value 625,686 159.61/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	
	Value Reconciliation Selected Valuation Method Cost Approach Total Improvement Value 37,152 Land Value Total Appraised Value 625,686 159.61/SqFt



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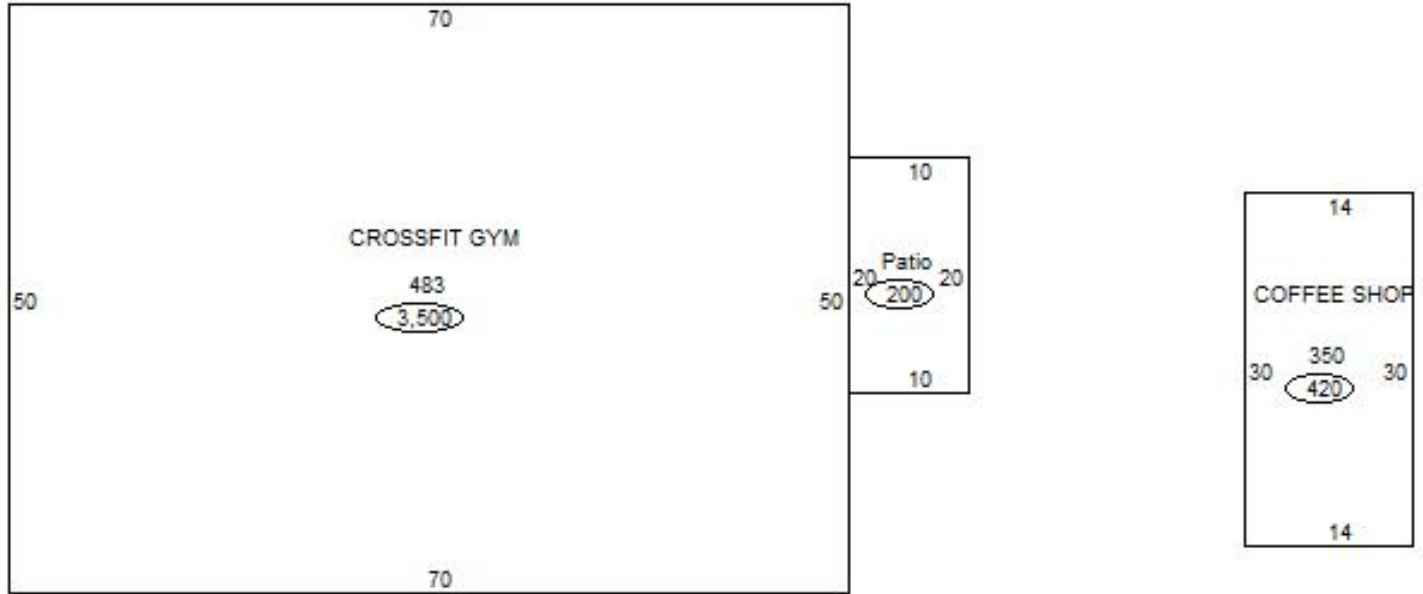
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	483		20	483	3,500	1.000	3,500
2	M	PATO		20	Patio	200	1.000	200
3	C	350		20	350	420	1.000	420
4	N	0		20	COFFEE SHOP		0.000	
5	N	0		20	CROSSFIT GYM		0.000	
Total Building Area						3,920		3,920



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Account 660108075
Parcel ID 20N17E-32-4-00000-002-0000
Cadastral ID 32-20-17-01570

Tax Area Code 19
Property Class UR
Owners Name ONE EIGHTEEN ONE LLC

Building Data

Building ID 5219
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 420
Average Perimeter 88
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2024
Effective Age 1
Construction Class 1 - Residential Stud Frame
Quality 1.5 - Low
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Shed
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 104.31
Wall Cost 85.59
HVAC Cost 35.95
Basement Cost 0.00
Total Base Cost 225.85
Total Area 420
Base RCN 94,857
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 94,857
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (1,897)
Total RCNLD 92,960
Lump Sums
Total Building Value 92,960 \$ 221.33 Per SqFt



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Account 660108075
 Parcel ID 20N17E-32-4-00000-002-0000
 Cadastral ID 32-20-17-01570

Tax Area Code 19
 Property Class UR
 Owners Name ONE EIGHTEEN ONE LLC

Building Data

Building ID 5218
 Building Sequence 2
 Occupancy 1 483 Fitness Center 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,500
 Average Perimeter 240
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 2024
 Effective Age 1
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 7 - Brick, Solid
 Heating/Cooling 10 - Complete HVAC
 Roof Type Gable
 Roof Cover Metal

Building Image

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

Image Information

Image Name
 Image Date
 Image Name
 Description

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 74.40
 Wall Cost 40.14
 HVAC Cost 27.88
 Basement Cost 0.00
 Total Base Cost 142.42
 Total Area 3,500
 Base RCN 498,470
 Misc Impr Value 2,110

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 500,580
 Physical Depreciation 1%
 Functional Depreciation
 Total Depreciation 1% (5,006)
 Total RCNLD 495,574
 Lump Sums
 Total Building Value 495,574 \$ 141.59 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PATO	Patio - Open		20x10	200	10.55		2,110
Total Misc Improvement							2,110



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		9,600
	Qual 5	Cond 5	Year 2025	Eff Age 0		

Valuation Summary

Base Cost (3.87 x 9,600)

Modifier Total

RCN

Depr (% Phys/ % Func)

RCNLD

37,152

37,152

Total Site Improvement Value

37,152



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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
W	WATER	TMBR	0				0	0	0	0
TMBR Totals						0.000			0	0
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84				202	202	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0