Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	02:21:01
Page	1

Assessment Data

Account 660000115
Parcel ID 000000-00-0-00357-002-0004
Cadastral ID 01-20-15-03710
Property Type REAL - Real Property
Property Class RRP **VI Area** 3
Tax Area 4 - VERDIGRIS/VERD FIRE
Name ID 311829

RADER, LAURA LEE &
AMANDA ERRIN POLLAN

25622 S 4130 RD
CLAREMORE OK 74019-0000

Parcel Location

Situs 25622 S 4130 RD
Subdivision GREEN OASIS
Lot/Block 0004 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng 1 / 20 / 15 / 5
Neighborhood 1083 - R-V01-SW CLAREMORE
School District S008 - VERDIGRIS SCHOOLS

Primary Image

660000115_001.JPG 9/24/2025

Legal Description

Lat/Long: 36.24011681 -95.65537137

LOT 4 BLOCK 2 GREEN OASIS

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
2389/275	FEDERAL NATIONAL MORTGAGE ASS	02/26/2014	124,000	3
2354/528	FETTER, DALE T	08/22/2013	0	10
872/367	SELLER	01/29/1992	64,000	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2015	Land Value	72,371	30,208	11%	3,323	Assessed	18,949	1,973.19
Year Frozen		Improvements	197,289	142,053		15,626	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	269,660	172,261		18,949	Total Taxable	17,949	1,886.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000115	RADER, LAURA LEE &	4	245,396	1000	17,397	1,828.00
2024	2024-660000115	RADER, LAURA LEE &	4	269,942	1000	16,861	1,626.00
2023	2023-660000115	RADER, LAURA LEE &	4	157,644	1000	16,341	1,553.00
2022	2022-660000115	RADER, LAURA LEE &	4	154,976	1000	16,047	1,553.00
2021	2021-660000115	RADER, LAURA LEE &	4	162,995	1000	16,929	1,595.00
2020	2020-660000115	RADER, LAURA LEE &	4	160,395	1000	16,643	1,571.00
2019	2019-660000115	RADER, LLOYD W & LAURA LEE	4	156,583	1000	16,224	1,555.00
2018	2018-660000115	RADER, LLOYD W & LAURA LEE	4	169,637	1000	17,660	1,693.00
2017	2017-660000115	RADER, LLOYD W & LAURA LEE	4	168,256	1000	17,508	1,683.00
2016	2016-660000115	RADER, LLOYD W & LAURA LEE	4	164,054	1000	17,046	1,644.00
2015	2015-660000115	RADER, LLOYD W & LAURA LEE	4	162,625	1000	16,889	1,641.00
2014	2014-660000115	RADER, LLOYD W & LAURA LEE	4	163,940	0	13,514	1,235.00
2013	2013-660000115	FEDERAL NATIONAL MORTGAGE ASSOC	4	159,876	2000	10,870	1,050.00

Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	02:21:01
Page	2

Lot Data

Square-Foot - NBHD 1083 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0571	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	46,047.00 x 1.57 = 72,371	
Factor Value		
Adjustments	1.0000	
Lot Value	72,371	

Primary Image

660000115_001.JPG 9/24/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,509 / 2,509
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,509
Fixture/Rghln	18 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,337	92.60	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	264,900		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		102.03	**Total Misc Impr**	+	8,891
Roofing Adj	+	4.09	**Garage Cost**	+	19,093
Subfloor Adj	+	-1.08	**Total RCN**	=	342,889
Heat/Cool Adj	+	11.47	**Depreciation (44%)**	-	150,871
Plumbing Adj	+	9.00	**Lump Sums**	+	3,756
Basement Adj	+	0.00	**RCNLD**	=	195,774
Adj Base Cost	=	125.51	**Lot Value**	+	72,371
Total Area	x	2,509	**Indicated Value**	=	268,145
Adjusted Cost	=	314,905	**Value Per SqFt**		106.87

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	195,774		
Lot Value	72,371		
Indicated Value	268,145	106.87	**Per SqFt**
Agland Value			
Site Improvements	1,515		
Total Value	269,660	107.48	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	316	16x10		160	23.72		3,795
WODO	WOOD DECK - OPEN	317	36x13		468	16.05	50%	3,756

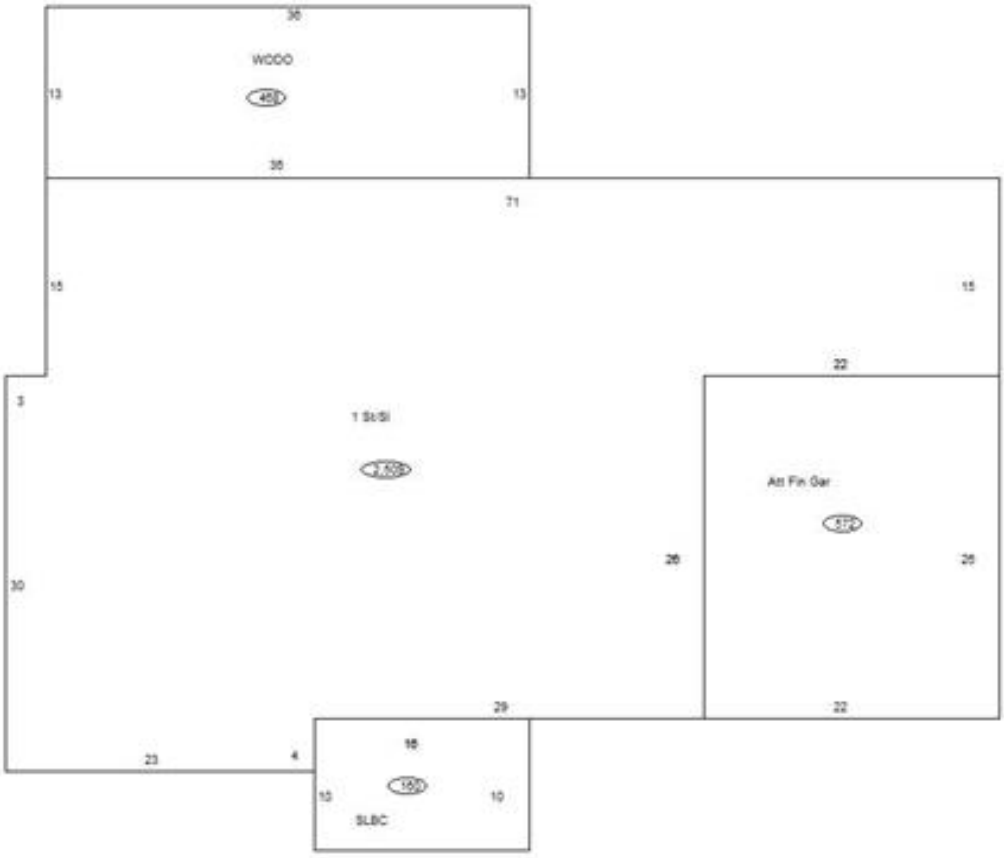
Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	**04/17/2026**
Time	**02:21:01**
Page	**3**

Sketch Image 660000115



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,509	1.000	2,509
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	160	1.000	160
4	M	WODO		10	WODO	468	1.000	468
					Total Building Area	2,509		2,509

Outbuildings/Site Improvements 660000115

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120

Qual 2 **Cond** 3 **Year** 2013 **Eff Age** 10

Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (21.77 x 120)	2,612		2,612	1,097	1,515