




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660015793 <b>Parcel ID</b> 23N16E-16-4-00000-000-0000 <b>Cadastral ID</b> 16-23-16-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 284836 RADER, KENNETH W & TADD LEE RADER  904 S REDBUD AVE BROKEN ARROW OK 74012-0000  <b>Parcel Location</b> <b>Situs</b> 12701 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 50 - Acres <b>Sec/Twn/Rng</b> 16 / 23 / 16 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0132.JPG 1/19/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.46849521 -95.60275050																																																						
W2 SE SE & SE SW SE & W2 SW SE					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		2556/842	RADER, KENNETH W & BARBARA J &	06/17/2016	0	4																																													
					1572/455	RADER, KENNETH WILLARD &	03/22/2004	0	4																																													
<b>Parcel Valuation</b>					<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>95.740</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 7,957</td> <td>7,957</td> <td>11%</td> <td>875</td> <td>Assessed</td> <td>4,152</td> <td>397.51</td> </tr> <tr> <td>Year Frozen</td> <td>2014</td> <td>Improvements 16,409</td> <td>12,164</td> <td> </td> <td>1,338</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 20,049</td> <td>17,624</td> <td> </td> <td>1,939</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 44,415</td> <td>37,745</td> <td> </td> <td>4,152</td> <td>Total Taxable</td> <td>4,152</td> <td>398.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	Remove Cap	0	Land Value 7,957	7,957	11%	875	Assessed	4,152	397.51	Year Frozen	2014	Improvements 16,409	12,164		1,338	Penalty	0		Uncapped Value	0	Mobile Home 20,049	17,624		1,939	Exemption	0	0.00	TIF Project ID	0	Total Value 44,415	37,745		4,152	Total Taxable	4,152	398.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015793	RADER, KENNETH W &	71	45,090	0	4,031	386.00																																															
2024	2024-660015793	RADER, KENNETH W &	71	37,490	0	3,913	382.00																																															
2023	2023-660015793	RADER, KENNETH W &	71	34,543	0	3,799	375.00																																															
2022	2022-660015793	RADER, KENNETH W &	71	33,640	0	3,700	367.00																																															
2021	2021-660015793	RADER, KENNETH W &	71	36,605	0	3,657	365.00																																															
2020	2020-660015793	RADER, KENNETH W &	71	36,771	0	3,551	358.00																																															
2019	2019-660015793	RADER, KENNETH W &	71	35,766	0	3,447	353.00																																															
2018	2018-660015793	RADER, KENNETH W &	71	37,781	0	3,348	340.00																																															
2017	2017-660015793	RADER, KENNETH W &	71	37,343	0	3,250	333.00																																															
2016	2016-660015793	RADER, KENNETH W &	71	31,053	1000	2,156	241.00																																															
2015	2015-660015793	RADER, KENNETH W & BARBARA J &	71	28,684	1000	2,155	239.00																																															
2014	2014-660015793	RADER, KENNETH W & BARBARA J &	71	28,776	1000	2,166	247.00																																															
2013	2013-660015793	RADER, KENNETH W & BARBARA J &	71	37,329	1000	3,076	338.00																																															





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	14x40x10	Dirt	Formed Metal	560
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.74 x 560)		12,174	12,174	6,696	5,478
	LOAF	LOAFING SHED	10x40x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 400)		2,728	2,728	1,937	791



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 72 x 16
Condition	2.5 - Fair
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,152 / 1,152
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 27

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	30,189
Lot Value	
Indicated Value	30,189
Agland Value	26.21 Per SqFt
Site Improvements	
Total Value	30,189
	26.21 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	38.05	Total Misc Impr	+	0			
Roofing Adj	+ 3.21	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	60,756			
Heat/Cool Adj	+ 4.42	Depreciation ( 67%)	-	40,707			
Plumbing Adj	+ 7.06	Lump Sums	+	10,140			
Basement Adj	+ 0.00	RCNLD	=	30,189			
Adj Base Cost	= 52.74	Lot Value	+				
Total Area	x 1,152	Indicated Value	=	30,189			
Adjusted Cost	= 60,756	Value Per SqFt		26.21			

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	132745	69x8		552	33.40	45%	10,140



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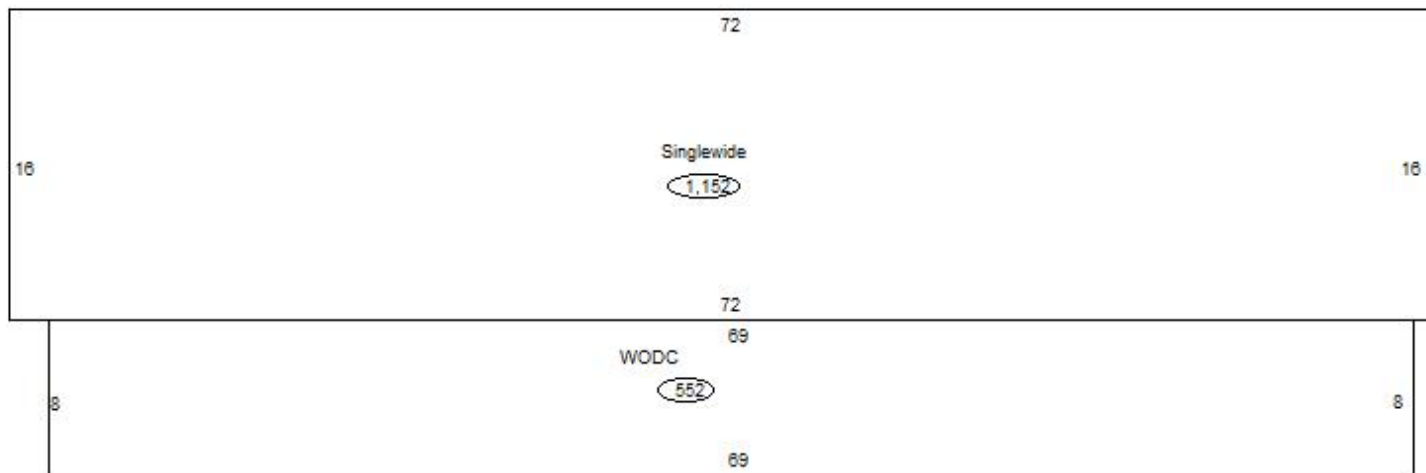
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,152	1.000	1,152
2	M	WODC		10	WODC	552	1.000	552
<b>Total Building Area</b>						1,152		1,152



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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
SO	SOGN SOILS	TMBR	15	0		2.000	27	27	54	54
<b>TMBR Totals</b>						2.000			54	54
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80	0		8.000	192	192	1,536	1,536
SO	SOGN SOILS	NTV PST	15	0		2.000	36	36	72	72
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78	0		7.000	187	187	1,310	1,310
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67	0		31.000	161	161	4,985	4,985
<b>NTV PST Totals</b>						48.000			7,903	7,903
<b>Total Agland</b>						50.000			7,957	7,957