




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:26:16  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660016684 <b>Parcel ID</b> 000000-00-0-10190-001-0009 <b>Cadastral ID</b> 18-21-16-01720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 344820 RADER, JACOB SAMUEL  715 HOLIDAY LANE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00715 HOLIDAY LN <b>Subdivision</b> HOLIDAY HILLS <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 16 / 5 <b>Neighborhood</b> 1170 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG_0009. 9/6/2023</p>														
<b>Legal Description</b> Lat/Long: 36.30631562 -95.63350066																			
E 385' OF N 135' OF TR 9 BLOCK 1 HOLIDAY HILLS					<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					
Number	Description	Opened	Closed	Amount															
<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	Yes	1,000	1,000	/	RADER, STEVEN A &	07/02/2024	188,000	YES										
					/	RADER, KATHERINE A	02/22/2023	0	4										
					1428/840	DOUGALL, JOHN A & DOROTHY~JEAN	11/27/2002	88,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2025	<b>Land Value</b>	81,967	81,967	11%	9,016	<b>Assessed</b>	20,812	1,923.65										
<b>Year Frozen</b>	2005	<b>Improvements</b>	107,244	107,244		11,796	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	189,211	189,211		20,812	<b>Total Taxable</b>	19,812	1,831.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660016684	RADER, JACOB SAMUEL			17	188,002	1000	19,679	1,819.00										
2024	2024-660016684	RADER, JACOB SAMUEL			17	169,463	0	10,222	945.00										
2023	2023-660016684	RADER, STEVEN A &			17	141,564	1000	8,735	800.00										
2022	2022-660016684	RADER, DAN L &			17	123,063	1000	8,735	809.00										
2021	2021-660016684	RADER, DAN L &			17	127,611	1000	8,735	771.00										
2020	2020-660016684	RADER, DAN L &			17	123,560	1000	8,735	800.00										
2019	2019-660016684	RADER, DAN L &			17	118,525	1000	8,735	809.00										
2018	2018-660016684	RADER, DAN L &			17	125,173	1000	8,735	807.00										
2017	2017-660016684	RADER, DAN L &			17	123,952	1000	8,736	802.00										
2016	2016-660016684	RADER, DAN L &			17	121,208	1000	8,735	820.00										
2015	2015-660016684	RADER, DAN L &			17	120,274	1000	8,735	788.00										
2014	2014-660016684	RADER, DAN L &			17	123,755	1000	8,735	810.00										
2013	2013-660016684	RADER, DAN L &			17	117,973	1000	8,735	799.00										



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Date 04/16/2026  
 Time 23:26:16  
 Page 2

Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.233		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,709.00 x 1.40 = 75,386		
Factor Value			
Adjustments	1.0873		
Lot Value	81,967		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	146,247	105.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	163,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.94	Total Misc Impr	+	9,919			
Roofing Adj	+ 4.61	Garage Cost	+	12,100			
Subfloor Adj	+ 1.21	Total RCN	=	208,171			
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	-	108,249			
Plumbing Adj	+ 7.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	99,922			
Adj Base Cost	= 133.73	Lot Value	+	81,967			
Total Area	x 1,392	Indicated Value	=	181,889			
Adjusted Cost	= 186,152	Value Per SqFt		130.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,922		
Lot Value	81,967		
Indicated Value	181,889	130.67	Per SqFt
Agland Value			
Site Improvements	7,322		
Total Value	189,211	135.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39975	23x4		92	23.98		2,206
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	39976	30x10		300	25.71		7,713



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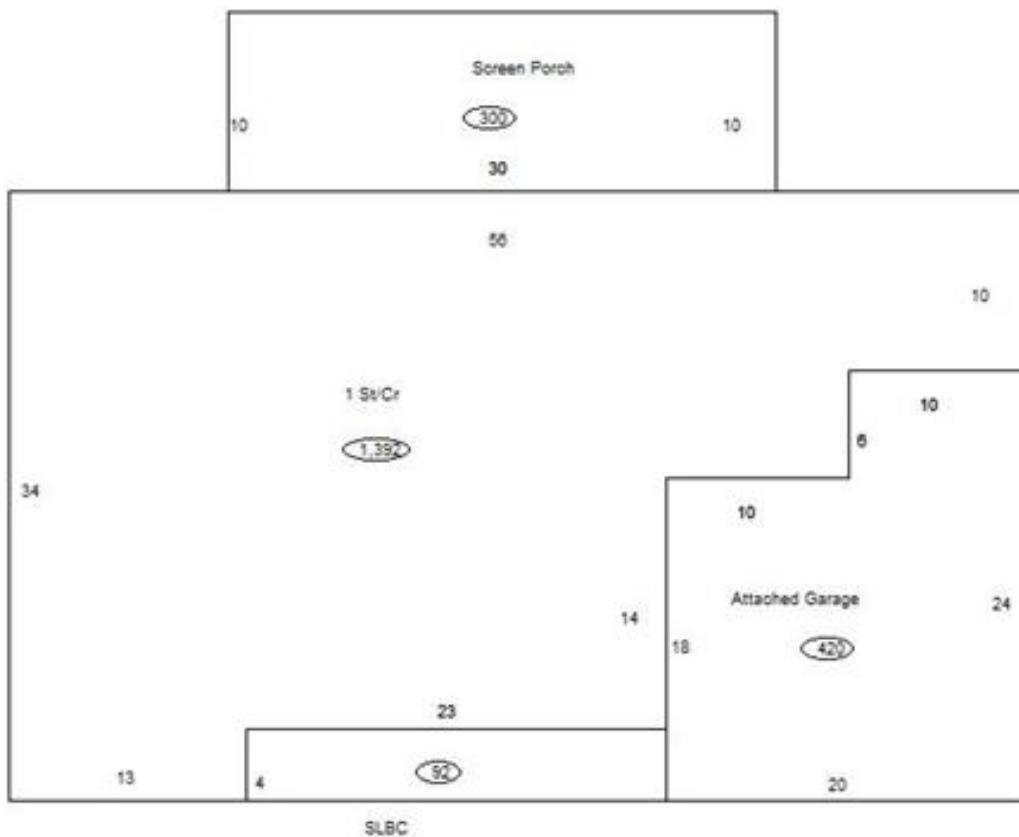
Date 04/16/2026

Time 23:26:17

Page 3

### Sketch Image

660016684



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,392	1.000	1,392
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	92	1.000	92
4	M	EPKS		10	Screen Porch	300	1.000	300
<b>Total Building Area</b>						1,392		1,392



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Date 04/16/2026  
Time 23:26:17  
Page 4

660016684

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			832
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 832)		13,312	13,312	5,990	7,322	