




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:04:28  
Page 1

Assessment Data					Primary Image				
Account	660017686				 <p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\07292021\IMG_0021.JPG 7/29/2021</p>				
Parcel ID	22N17E-19-4-00000-000-0000								
Cadastral ID	19-22-17-02100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	333048								
RADLEY, SAMUEL STEPHEN & NICOLE MARIE									
PO BOX 65 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	16403 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.6 - Acres						
Sec/Twn/Rng	19 / 22 / 17 / 4								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36660628 -95.53430267									
TR DESC AS BEG SW/C SE; N88.0115E 10.20'; N39.4624E 322.70'; N01 1936W 110'; N45.4936W 136'; N21.4024E 228.24'; S88.3611W 219.53'; S88.3624W 515.65'; S00.2958W 125'; N88.3624E 325'; S44.40E 210'; S09.2040E 386' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R22- SPLIT/ADDRESS CHANGE	09/2020	12/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	IRA M GREEN CONSTRUCTION CO &	11/17/2020		6					
/	RADLEY, MICHAEL THOMAS &	09/03/2020	0	4					
2500/71	KELLER, STAN R TRUST	09/01/2015	70,000	YES					
2489/335	KELLER, STAN R &	08/24/2015	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2021	Land Value	73,339	59,948	11%	6,594	Assessed	29,143 2,952.48	
Year Frozen	0	Improvements	231,404	204,994		22,549	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	304,743	264,942		29,143	Total Taxable	29,143 2,952.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017686	RADLEY, SAMUEL STEPHEN &	75	291,030	0	27,756	2,812.00		
2024	2024-660017686	RADLEY, SAMUEL STEPHEN &	75	243,444	0	26,434	2,693.00		
2023	2023-660017686	RADLEY, SAMUEL STEPHEN &	75	228,868	0	25,176	2,622.00		
2022	2022-660017686	RADLEY, SAMUEL STEPHEN &	75	228,868	0	25,176	2,676.00		
2021	2021-660017686	RADLEY, SAMUEL STEPHEN	75	37,034	0	4,074	420.00		
2020	2020-660017686	IRA M GREEN CONSTRUCTION CO &	75	39,660	0	4,363	467.00		
2019	2019-660017686	IRA M GREEN CONSTRUCTION CO &	75	69,999	0	7,700	818.00		
2018	2018-660017686	IRA M GREEN CONSTRUCTION CO &	75	69,999	0	7,700	822.00		
2017	2017-660017686	IRA M GREEN CONSTRUCTION CO &	75	69,999	0	7,700	816.00		
2016	2016-660017686	IRA M GREEN CONSTRUCTION CO &	75	69,999	0	7,700	814.00		
2015	2015-660017686	IRA M GREEN CONSTRUCTION CO &	75	40,581	0	4,420	476.00		
2014	2014-660017686	KELLER, STAN R &	75	38,268	1000	3,209	367.00		
2013	2013-660017686	KELLER, STAN R &	75	38,268	1000	3,209	358.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:04:28  
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	4.7345		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	206,234.00 x .36 = 73,339		
Factor Value			
Adjustments	1.0000		
Lot Value	73,339		



\\tsclient\Z\BUFFY\BUFFY NEW CONST\07292021\IMG\_0021.JPG 7/29/2021

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
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	73,339		
Indicated Value	73,339	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	73,339	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	+ 73,339
Total Area	x 0	Indicated Value	= 73,339
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:04:28  
 Page 3

<b>Lot Data</b>		-		<b>Primary Image</b>									
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													
<b>Residential Data</b>								<b>GRM Approach</b>					
Type 6 Mobile Home 86 x 15 Condition 4 - Good Quality 3.8 - Average Architecture EXEC EXCEPTIONAL Style 100% Triple Wide Exterior Wall 100% Frame, Siding, Wood Base/Total Area 2,613 / 2,613 Style 100% Triple Wide HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age 2021 / 3								GRM Code Gross Rent 0.00 Indicated Value					
				<b>Multiple Regression</b>									
				MRA Code 1 Test Adusted R 0.8445 Indicated Value 328,932 125.88 Per SqFt									
				<b>Direct Comparables</b>									
				Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value									
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		<b>Value Reconciliation</b>									
Base Cost	74.53	Total Misc Impr	+ 0	Selected Approach Cost Approach									
Roofing Adj	+ 3.07	Garage Cost	+ 0	Improvements 231,404									
Subfloor Adj	+ 0.00	Total RCN	= 226,364	Lot Value									
Heat/Cool Adj	+ 2.18	Depreciation ( 11%)	- 24,900	Indicated Value 231,404 88.56 Per SqFt									
Plumbing Adj	+ 6.85	Lump Sums	+ 29,940	Agland Value									
Basement Adj	+ 0.00	RCNLD	= 231,404	Site Improvements									
Adj Base Cost	= 86.63	Lot Value	+ 231,404	Total Value 231,404 88.56 Total Value Per SqFt									
Total Area	x 2,613	Indicated Value	= 231,404										
Adjusted Cost	= 226,364	Value Per SqFt	88.56										

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODO	Wood Deck - Open	150309	235		235	24.39	5,732
WODC	Wood Deck - Covered	165992	40x17		680	35.60	24,208



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

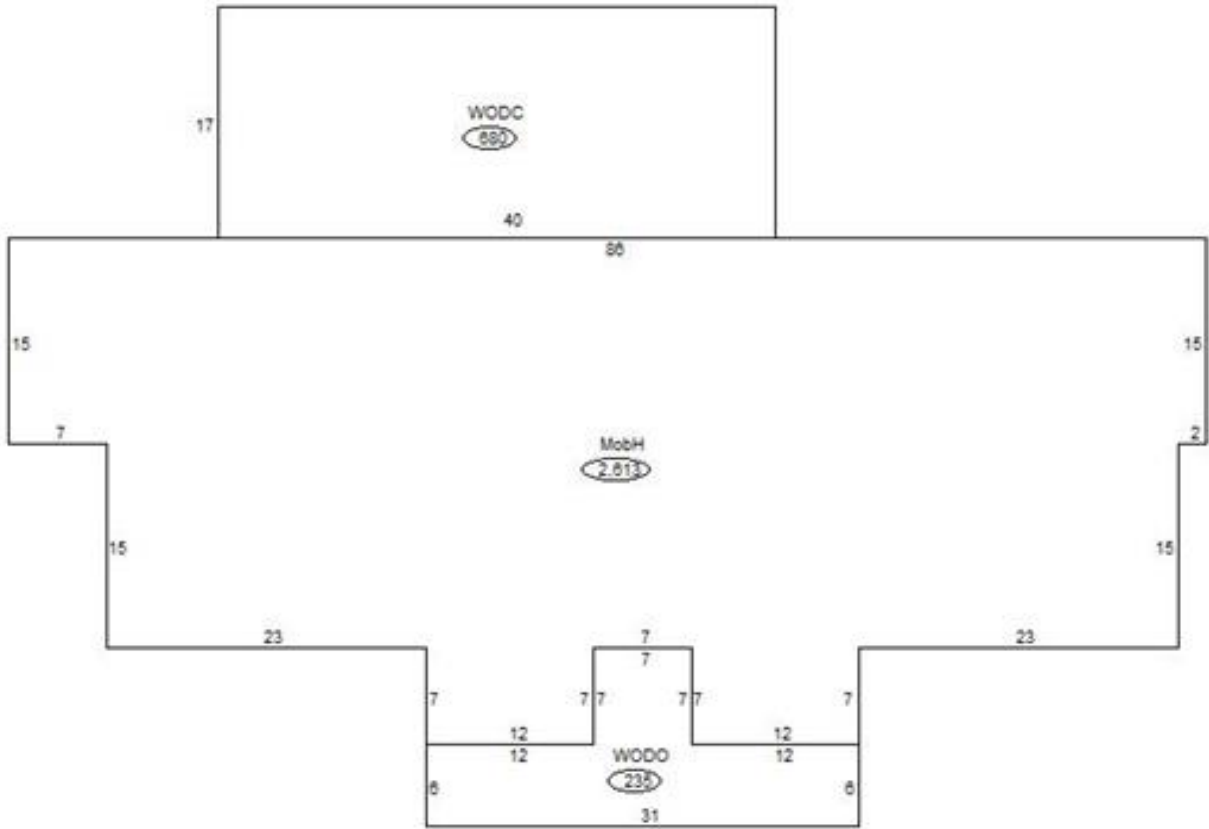
Date 04/16/2026

Time 23:04:28

Page 4

### Sketch Image

660017686



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	15		13	MobH	2,613	1.000	2,613
2	M	WODO		13	WODO	235	1.000	235
3	M	WODC		13	WODC	680	1.000	680
<b>Total Building Area</b>						2,613		2,613



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:04:28  
Page 5

660017686

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Base	Formed Metal	160
	Qual	3	Cond	3	Year	2022
				Eff Age	3	

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ 100% Func)	RCNLD
Base Cost (24.37 x 160)	3,899		3,899	3,899