



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:15:26
 Page 1

Assessment Data					Primary Image														
Account 660025718 Parcel ID 000000-00-0-00483-001-0005 Cadastral ID 30-20-17-02850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 271816 STRADER, WALTER W & TERRI L 29555 S 4190 RD INOLA OK 74036-0000 Parcel Location Situs 29555 S 4190 RD Subdivision MARY LYNN ESTATES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 20 / 17 / 5 Neighborhood 1125 - R-V03-SW INOLA School District S005 - INOLA SCHOOLS					<p>660025718 12/10/25</p> <p>660025718_001.JPG 12/11/2025</p>														
Legal Description Lat/Long: 36.18384321 -95.54469523																			
LOT 5 BLOCK 1 MARY LYNN ESTATES					Building Permits <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>R24</td> <td>NEW RMA</td> <td>11/2024</td> <td>07/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24	NEW RMA	11/2024	07/2025	
Number	Description	Opened	Closed	Amount															
R24	NEW RMA	11/2024	07/2025																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1182/414	FRETZ, MIKE INC	07/08/1999	128,000	No										
					1145/686	STRADER, WALTER W &	11/24/1998	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2000		Land Value 80,724	36,076	11%	3,968	Assessed	37,150	2,974.23										
Year Frozen	0		Improvements 461,687	301,656		33,182	Penalty	0											
Uncapped Value	102,017		Mobile Home 0	0		0	Exemption	1,000	-80.00										
TIF Project ID	0		Total Value 542,411	337,732		37,150	Total Taxable	36,150	2,894.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025718	STRADER, WALTER W & TERRI L			2	311,096	1000	24,174	1,935.00										
2024	2024-660025718	STRADER, WALTER W & TERRI L			2	342,283	1000	23,441	1,885.00										
2023	2023-660025718	STRADER, WALTER W & TERRI L			2	227,981	1000	22,728	1,831.00										
2022	2022-660025718	STRADER, WALTER W & TERRI L			2	227,617	1000	22,038	1,788.00										
2021	2021-660025718	STRADER, WALTER W & TERRI L			2	204,159	1000	21,366	1,712.00										
2020	2020-660025718	STRADER, WALTER W & TERRI L			2	202,808	1000	20,715	1,673.00										
2019	2019-660025718	STRADER, WALTER W & TERRI L			2	192,945	1000	20,083	1,659.00										
2018	2018-660025718	STRADER, WALTER W & TERRI L			2	198,736	1000	19,469	1,625.00										
2017	2017-660025718	STRADER, WALTER W & TERRI L			2	192,734	1000	18,355	1,544.00										
2016	2016-660025718	STRADER, WALTER W & TERRI L			2	187,676	1000	17,791	1,514.00										
2015	2015-660025718	STRADER, WALTER W & TERRI L			2	183,797	1000	17,243	1,496.00										
2014	2014-660025718	STRADER, WALTER W & TERRI L			2	187,182	1000	16,712	1,501.00										
2013	2013-660025718	STRADER, WALTER W & TERRI L			2	176,277	1000	16,197	1,364.00										



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 Time 15:15:26
 Page 2

Lot Data	Square-Foot - NBHD 1125 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	12929	
Non-Ag Acres	1.8662	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	81,292.00 x .99 = 80,724	
Factor Value		
Adjustments	1.0000	
Lot Value	80,724	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	2,376 / 3,330
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,376
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1994 / 19

Cost Approach		Manual : 01/2025	
Base Cost	96.05	Total Misc Impr	+ 13,956
Roofing Adj	+ 4.18	Garage Cost	+ 30,623
Subfloor Adj	+ -3.29	Total RCN	= 441,715
Heat/Cool Adj	+ 16.31	Depreciation (22%)	- 97,177
Plumbing Adj	+ 6.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 344,538
Adj Base Cost	= 119.26	Lot Value	+ 80,724
Total Area	x 3,330	Indicated Value	= 425,262
Adjusted Cost	= 397,136	Value Per SqFt	127.71

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	530,268	159.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	96,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	344,538		
Lot Value	80,724		
Indicated Value	425,262	127.71	Per SqFt
Agland Value			
Site Improvements	117,149		
Total Value	542,411	162.89	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	62841	30x4		120	32.75		3,930
PATO	SLAB PORCH - OPEN	62842	216		216	12.88		2,782



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Date 04/17/2026
Time 15:15:27
Page 4

Outbuildings/Site Improvements

660025718

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	26x34x12	Dirt	Formed Metal	884	
	Qual 3	Cond 3	Year 2020	Eff Age 5			
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD	
		Base Cost (23.97 x 884)	21,189		21,189	1,907	19,282
	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216	
	Qual 2	Cond 3	Year 2020	Eff Age 5			
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
		Base Cost (18.07 x 216)	3,903		3,903	898	3,005
	UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720	
	Qual 3	Cond 3	Year 2017	Eff Age 7			
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD	
		Base Cost (31.86 x 720)	22,939		22,939	2,982	19,957
	UTIL	Utility Building	24x60x10	Concrete	Formed Metal	1,440	
	Qual 3	Cond 3	Year 2015	Eff Age 8			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (29.52 x 1,440)	42,509		42,509	6,376	36,133
	BNGP	Barn - General Purpose	24x30x10	Dirt	Formed Metal	720	
	Qual 2	Cond 3	Year 2015	Eff Age 8			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (21.04 x 720)	15,149		15,149	2,272	12,877
	BNGP	Barn - General Purpose	30x40x12	Concrete	Formed Metal	1,200	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (26.24 x 1,200)	31,488		31,488	7,872	23,616
	SHDS	Shed - Small	22x10x8	Plank	Formed Metal	220	
	Qual 2	Cond 3	Year 2010	Eff Age 12			
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (19.18 x 220)	4,220		4,220	1,941	2,279