



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660064223								
Parcel ID	20N15E-12-2-00000-000-0000								
Cadastral ID	13-20-15-00110								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	263626								
TREADWELL, JOHN T &									
LEZLE E									
8992 E 550 RD									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	08992 E 550 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.39 - Acres						
Sec/Twn/Rng	13 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description									
Lat/Long: 36.21988186 -95.67241696									
E 173.5' W 190' S 348.5' N 365' NW/4									
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					
1025/767	COLLINS, REGINALD R	05/17/1996		0 No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	33,144	33,144	11%	3,646	Assessed	11,070 1,152.74	
Year Frozen	0	Improvements	70,514	67,489		7,424	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	103,658	100,633		11,070	Total Taxable	10,070 1,066.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660064223	TREADWELL, JOHN T &	4	99,771	1000	9,747	1,032.00		
2024	2024-660064223	TREADWELL, JOHN T &	4	102,951	1000	9,435	914.00		
2023	2023-660064223	TREADWELL, JOHN T &	4	96,707	1000	9,131	872.00		
2022	2022-660064223	TREADWELL, JOHN T &	4	89,413	1000	8,835	859.00		
2021	2021-660064223	TREADWELL, JOHN T &	4	90,242	1000	8,927	846.00		
2020	2020-660064223	TREADWELL, JOHN T &	4	94,212	1000	9,160	870.00		
2019	2019-660064223	TREADWELL, JOHN T &	4	89,677	1000	8,864	855.00		
2018	2018-660064223	TREADWELL, JOHN T &	4	97,626	1000	9,625	927.00		
2017	2017-660064223	TREADWELL, JOHN T &	4	93,784	1000	9,316	900.00		
2016	2016-660064223	TREADWELL, JOHN T &	4	91,740	1000	9,091	882.00		
2015	2015-660064223	TREADWELL, JOHN T &	4	89,938	1000	8,893	869.00		
2014	2014-660064223	TREADWELL, JOHN T &	4	95,011	1000	9,279	858.00		
2013	2013-660064223	TREADWELL, JOHN T &	4	94,825	1000	8,979	861.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3882	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	60,470.00 x .55 = 33,144	
Factor Value		
Adjustments	1.0000	
Lot Value	33,144	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,632 / 1,920
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,632
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1940 / 64

Cost Approach				Manual : 01/2025			
Base Cost	82.97	Total Misc Impr	+ 14,857				
Roofing Adj	+ 3.69	Garage Cost	+ 0				
Subfloor Adj	+ -0.98	Total RCN	= 210,620				
Heat/Cool Adj	+ 11.47	Depreciation ( 68%)	- 143,222				
Plumbing Adj	+ 4.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 67,398				
Adj Base Cost	= 101.96	Lot Value	+ 33,144				
Total Area	x 1,920	Indicated Value	= 100,542				
Adjusted Cost	= 195,763	Value Per SqFt	52.37				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	115,546	60.18 Per SqFt	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,398		
Lot Value	33,144		
Indicated Value	100,542	52.37 Per SqFt	
Agland Value			
Site Improvements	3,116		
Total Value	103,658	53.99 Total Value Per SqFt	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81337	36x8		288	23.29		6,708
PRCH	SLAB PORCH - COVERED	135019	44x8		352	23.15		8,149



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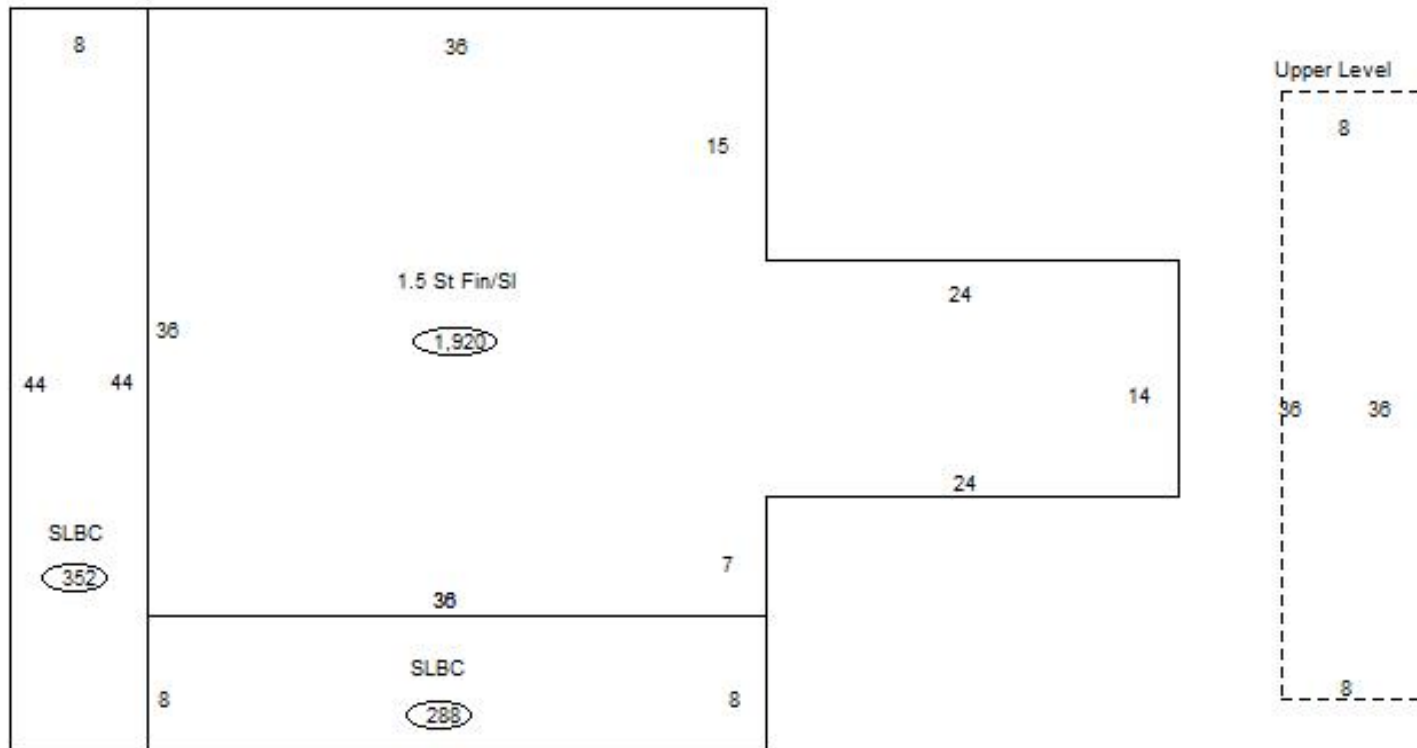
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,632	1.176	1,920
2	M	PRCH		13	SLBC	288	1.000	288
3	U	^UL	Overhang	13	Upper Level	288	1.000	288
4	M	PRCH		13	SLBC	352	1.000	352
<b>Total Building Area</b>						1,632		1,920



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 600)	6,288		6,288	4,716	1,572
	STF	STG FAIR	0x0x0			360
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 360)	1,685		1,685	337	1,348
	STF	STG FAIR	0x0x0			168
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 168)	786		786	590	196