



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 660081851 Parcel ID 22N17E-06-4-00000-000-0000 Cadastral ID 06-22-17-00820 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 28754 RADER, THRESSA J & CHRISTOPHER S RADER & KELLI D RADER 16573 E 420 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16573 E 420 RD Subdivision Lot/Block / Parcel Size 40.27 - Acres Sec/Twn/Rng 6 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41075056 -95.53220796 E 100.30' OF SE SW LESS N 165' THEREOF & SW SE LESS TH W 100' OF N 165' THEREOF; AND LESS S 305' OF E 286' THEREOF.																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1957 / 52

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	

Cost Approach		Manual : 01/2025	
Base Cost	88.55	Total Misc Impr	+ 6,770
Roofing Adj	+ 4.00	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 126,518
Heat/Cool Adj	+ 0.76	Depreciation (60%)	- 75,911
Plumbing Adj	+ 4.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 50,607
Adj Base Cost	= 99.79	Lot Value	+
Total Area	x 1,200	Indicated Value	= 50,607
Adjusted Cost	= 119,748	Value Per SqFt	42.17

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	50,607
Lot Value	
Indicated Value	50,607 42.17 Per SqFt
Agland Value	4,283
Site Improvements	44,388
Total Value	149,885 124.90 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	99668	10x5		50	21.14		1,057
PATO	SLAB PORCH - OPEN	99669	16x7		112	10.14		1,136



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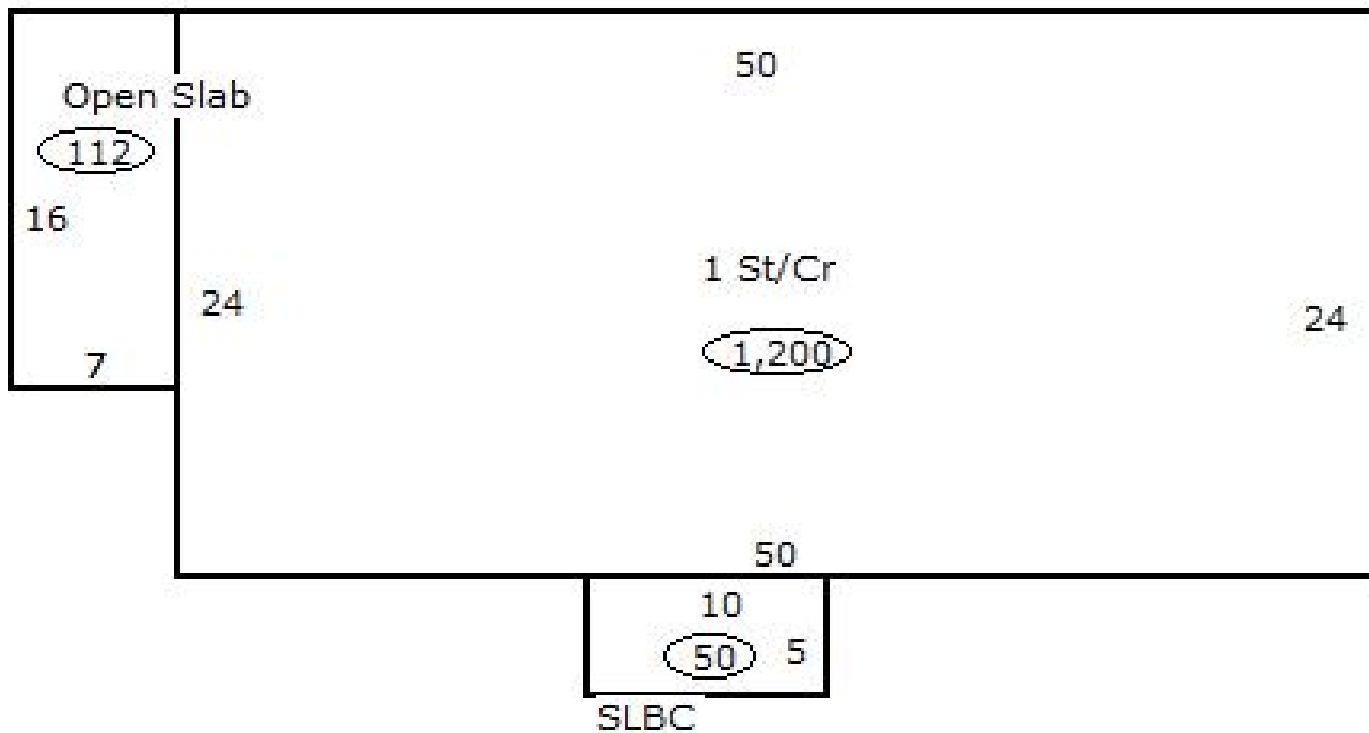
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,200	1.000	1,200
2	M	PRCH		13	SLBC	50	1.000	50
3	M	PATO		13	Open Slab	112	1.000	112
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	SWIM VINYL	14x28x0			392	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (53.45 x 392)		20,952		20,952	13,619	7,333
	BNGP	BARN	58x40x8	Dirt	Galvanized Metal	2,320	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (17.26 x 2,320)		40,043		40,043	22,024	18,019
	BNGP	BARN	32x30x8	Dirt	Galvanized Metal	960	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
	Base Cost (20.40 x 960)		19,584		19,584	11,946	7,638
	EQSH	EQUIP SHED	68x28x8	Dirt	Galvanized Metal	1,904	
	Qual	3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
	Base Cost (15.35 x 1,904)		29,226		29,226	17,828	11,398



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			27.300	122	122	3,342	3,342
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.533	54	54	137	137
CO	COLLINSVILLE STONY LOAM	NTV PST	22			2.395	53	53	126	126
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.415	168	168	406	406
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.195	36	36	151	151
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.433	85	85	121	121
TMBR Totals						40.270			4,283	4,283
Total Agland						40.270			4,283	4,283