




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	660003056				 <p>04/03/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (163)\IMG_0023.JPG 4/3/2023</p>									
Parcel ID	000000-00-0-10365-005-0001													
Cadastral ID	04-21-16-00460													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	347812													
SNYDER, MEGAN														
210 E 15TH ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00210 E 15TH ST N													
Subdivision	PATTERSON HEIGHTS													
Lot/Block	0001 / 0005	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 21 / 16 / 5													
Neighborhood	1172 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32386203 -95.60055416														
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 colspan="5">LOT 1 BLOCK 5 PATTERSON HEIGHTS & PT SE SE BEG: NE/C LOT 1 BLOCK 5, W ALG N/L SD LOT LOT 1 BLOCK 5 119.9' TO NE/C SD LOT N 33.08' TO PT AT ANG 119.9' TO 33.88' N TO POB, S 33.88' TO NE/C LOT 1 BLOCK 5 BEING POB PATTERSON HEIGHTS.</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	LOT 1 BLOCK 5 PATTERSON HEIGHTS & PT SE SE BEG: NE/C LOT 1 BLOCK 5, W ALG N/L SD LOT LOT 1 BLOCK 5 119.9' TO NE/C SD LOT N 33.08' TO PT AT ANG 119.9' TO 33.88' N TO POB, S 33.88' TO NE/C LOT 1 BLOCK 5 BEING POB PATTERSON HEIGHTS.				
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Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	GOKEY, MATTHEW & BROOKLYN	03/12/2025	220,000	YES					
					/	TABOR, KATHI KIM &	07/20/2022	197,000	YES					
					1850/326	CASEY, ARVEL DEAN &-DELOURICE	03/06/2007	0	16					
					1109/775	CASEY, ZORA MAE	10/26/1994	0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2026	Land Value	100,162	100,162	11%	11,018	Assessed	24,200	2,236.81					
Year Frozen	2005	Improvements	119,838	119,838		13,182	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	220,000	220,000		24,200	Total Taxable	24,200	2,237.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660003056	SNYDER, MEGAN			17	195,876	0	21,547	1,992.00					
2024	2024-660003056	GOKEY, MATTHEW & BROOKLYN			17	197,000	0	21,670	2,003.00					
2023	2023-660003056	GOKEY, MATTHEW & BROOKLYN			17	197,000	0	21,670	1,985.00					
2022	2022-660003056	GOKEY, MATTHEW & BROOKLYN			17	113,686	0	6,965	645.00					
2021	2021-660003056	CASEY, ARVEL DEAN &			17	115,645	1000	5,633	497.00					
2020	2020-660003056	CASEY, ARVEL DEAN &			17	116,826	1000	5,633	516.00					
2019	2019-660003056	CASEY, ARVEL DEAN &			17	111,812	1000	5,634	522.00					
2018	2018-660003056	CASEY, ARVEL DEAN &			17	117,224	1000	5,634	521.00					
2017	2017-660003056	CASEY, ARVEL DEAN &			17	116,005	1000	5,633	517.00					
2016	2016-660003056	CASEY, ARVEL DEAN &			17	113,799	1000	5,634	529.00					
2015	2015-660003056	CASEY, ARVEL DEAN &			17	115,860	1000	5,634	508.00					
2014	2014-660003056	CASEY, ARVEL DEAN &			17	119,316	1000	5,633	522.00					
2013	2013-660003056	CASEY, ARVEL DEAN &			17	117,704	1000	5,634	516.00					



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	12750	
Non-Ag Acres	0.2291	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,980.00 x 5.15 = 51,397	
Factor Value		
Adjustments	1.9488	
Lot Value	100,162	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,354 / 1,354
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	480 Attached Garage - Unfinished
Remodel	KITCHEN/BA -
Year/Eff Age	1956 / 43

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,286	110.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	186,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,838		
Lot Value	100,162		
Indicated Value	202,000	149.19	Per SqFt
Agland Value			
Site Improvements	18,000		
Total Value	220,000	162.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.08	Total Misc Impr	+	15,863			
Roofing Adj	+ 4.53	Garage Cost	+	13,282			
Subfloor Adj	+ 1.19	Total RCN	=	207,832			
Heat/Cool Adj	+ 11.47	Depreciation (51%)	-	105,994			
Plumbing Adj	+ 7.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	101,838			
Adj Base Cost	= 131.97	Lot Value	+	100,162			
Total Area	x 1,354	Indicated Value	=	202,000			
Adjusted Cost	= 178,687	Value Per SqFt		149.19			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	7750	17x4		68	24.05		1,635
PRCH	SLAB PORCH - COVERED	7751	22x18		396	23.06		9,132



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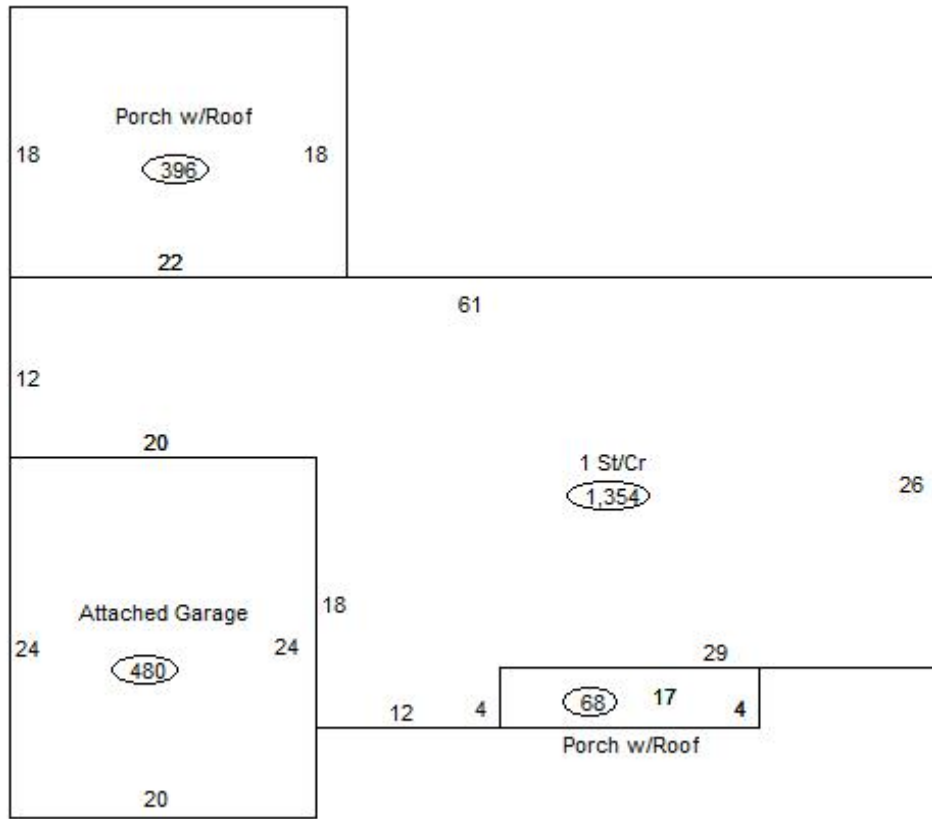
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Sketch Image

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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	1,354	1.000	1,354
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PRCH		13	SLBC	396	1.000	396
Total Building Area						1,354		1,354



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	12,000	18,000