



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:59:27  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003676 <b>Parcel ID</b> 21N15E-05-2-00000-000-0000 <b>Cadastral ID</b> 05-21-15-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 301695 SNYDER, DANIEL &  REBEKAH 5203 E 475TH RD CLAREMORE OK 74019-0000					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0401\IMG_0124. 4/11/2022</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 05203 E 475 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 2 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33014023 -95.73632535 E2 SE SW NW					<b>Building Permits</b> <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>R23 072</td> <td>R24 NEW DTCH ACC BLDG 20X30</td> <td>03/2023</td> <td>05/2023</td> <td>13,320</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 072	R24 NEW DTCH ACC BLDG 20X30	03/2023	05/2023	13,320																																																																																																						
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,681 / 1,681
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 46

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0401\IMG\_0124. 4/11/2022

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	83.47	Total Misc Impr	+ 7,745				
Roofing Adj	+ 3.79	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 180,619				
Heat/Cool Adj	+ 10.30	Depreciation ( 55%)	- 99,340				
Plumbing Adj	+ 2.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 81,279				
Adj Base Cost	= 102.84	Lot Value	+ 0				
Total Area	x 1,681	Indicated Value	= 81,279				
Adjusted Cost	= 172,874	Value Per SqFt	48.35				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,279		
Lot Value			
Indicated Value	81,279	48.35	Per SqFt
Agland Value	1,004		
Site Improvements	28,168		
Total Value	110,451	65.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9063	20x10		200	20.67		4,134
PRCH	SLAB PORCH - COVERED	9064	29x6		174	20.75		3,611



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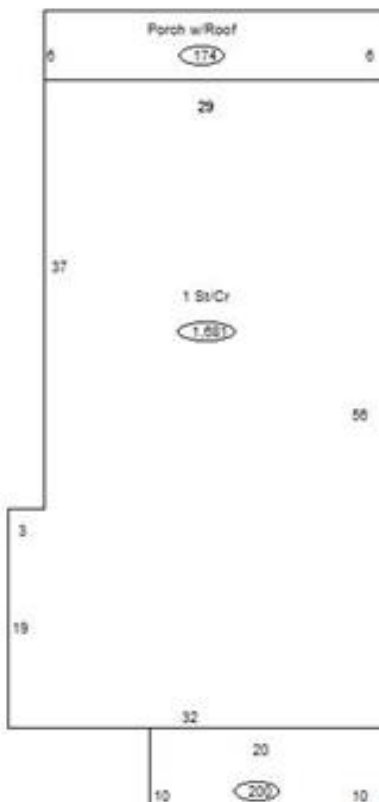
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Sketch Image

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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	1,681	1.000	1,681
2	M	PRCH		13	SLBC	200	1.000	200
3	M	PRCH		13	SLBC	174	1.000	174
<b>Total Building Area</b>						1,681		1,681



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN Barn		20x30x0			600
	Qual 2	Cond 2	Year 2023	Eff Age	3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.59 x 600)		5,754		5,754	633	5,121
	UTIL SHOP BUILDING		0x0x0			920
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.28 x 920)		28,778		28,778	14,389	14,389
	BARN BARN		0x0x0			1,860
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.31 x 1,860)		17,317		17,317	8,659	8,658
	LF LOAFING SHED		0x0x0			264
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 264)		1,125		1,125	1,125	



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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
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			.300	126	126	38	38
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			1.370	126	126	173	173
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			3.540	224	224	793	793
<b>IMP PST Totals</b>						5.210			1,004	1,004
<b>Total Agland</b>						5.210			1,004	1,004