




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	660004901				 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-27\IMG 9/27/2021</p>									
Parcel ID	000000-00-0-00252-004-0004													
Cadastral ID	06-20-16-04810													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 3												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	180144													
SNETHEN, DIANE R (LINSON) &														
BERT														
10765 E 2ND ST CLAREMORE OK 74019-0000														
Parcel Location														
Situs	10765 E 2ND ST													
Subdivision	DIXIE ESTATES													
Lot/Block	0004 / 0004	Parcel Size 1 - Lots												
Sec/Twn/Rng	6 / 20 / 16 / 5													
Neighborhood	1083 - R-V01-SW CLAREMORE													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description														
Lot/Long: 36.24734206 -95.63948392														
LOT 4 BLOCK 4 DIXIE 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
HVS	Veteran	Yes	999,999	12,564										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	72,488	23,799	11%	2,618	Assessed	12,564 1,308.31						
Year Frozen	0	Improvements	107,929	90,419		9,946	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	12,564 -1,098.00						
TIF Project ID	0	Total Value	180,417	114,218		12,564	Total Taxable	0 210.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004901	SNETHEN, DIANE R (LINSON) &	80	165,262	12199		204.00							
2024	2024-660004901	SNETHEN, DIANE R (LINSON) &	80	156,852	11843		122.00							
2023	2023-660004901	SNETHEN, DIANE R (LINSON) &	80	119,820	11498		118.00							
2022	2022-660004901	SNETHEN, DIANE R (LINSON) &	80	116,728	11163		115.00							
2021	2021-660004901	SNETHEN, DIANE R (LINSON) &	80	121,087	10839		112.00							
2020	2020-660004901	SNETHEN, DIANE R (LINSON) &	80	121,727	10522		108.00							
2019	2019-660004901	SNETHEN, DIANE R (LINSON) &	80	116,154	10216		105.00							
2018	2018-660004901	SNETHEN, DIANE R (LINSON) &	80	120,552	9919		102.00							
2017	2017-660004901	SNETHEN, DIANE R (LINSON) &	80	122,819	9630		99.00							
2016	2016-660004901	SNETHEN, DIANE R (LINSON) &	80	119,921	9350		96.00							
2015	2015-660004901	SNETHEN, DIANE R (LINSON) &	80	116,503	9077		94.00							
2014	2014-660004901	SNETHEN, DIANE R (LINSON) &	80	118,543	8812		91.00							
2013	2013-660004901	SNETHEN, DIANE R (LINSON) &	80	109,641	8556		88.00							



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0704 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,628.00 x 1.55 = 72,488 Factor Value Adjustments 1.0000 Lot Value 72,488		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,257 / 1,257
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,257
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 35

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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	141,190	112.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	136,590		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.16	Total Misc Impr	+	12,414			
Roofing Adj	+ 4.50	Garage Cost	+	16,207			
Subfloor Adj	+ -1.15	Total RCN	=	189,907			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	83,559			
Plumbing Adj	+ 7.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,348			
Adj Base Cost	= 128.31	Lot Value	+	72,488			
Total Area	x 1,257	Indicated Value	=	178,836			
Adjusted Cost	= 161,286	Value Per SqFt		142.27			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,348		
Lot Value	72,488		
Indicated Value	178,836	142.27	Per SqFt
Agland Value			
Site Improvements	1,581		
Total Value	180,417	143.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	12379	15x4			60	24.08	1,445
PRCH	SLAB PORCH - COVERED	12380	12x6			72	24.04	1,731
PATC	Patio - Covered	184663	24x11			264	15.69	4,142

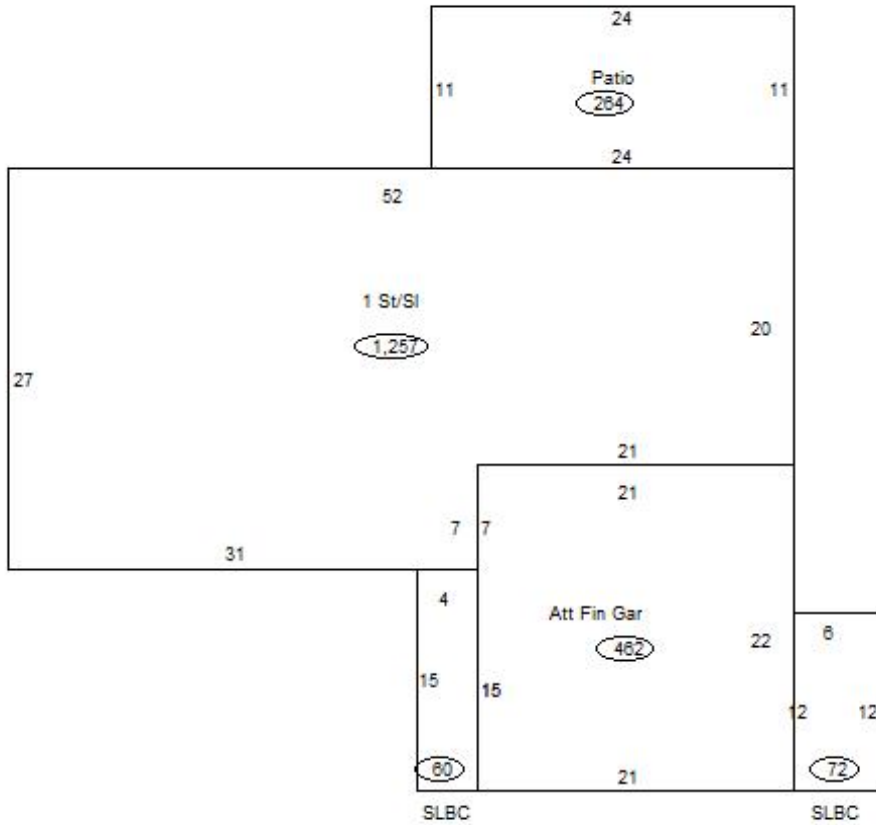


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,257	1.000	1,257
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	72	1.000	72
5	M	PATC		13	Patio	264	1.000	264
Total Building Area						1,257		1,257



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Concrete	Composition Shingle	160
	Qual 4	Cond 5	Year 1980	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (25.34 x 160)	4,054		4,054	2,473
				1,581