



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 660012223 Parcel ID 23N16E-11-3-00000-000-0000 Cadastral ID 11-23-16-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 276056 DAVIS, EVERETT RAY & JOANN L SNODGRASS 8603 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 08603 S 4170 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 11 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0010 (10).JPG 1/12/2021</p>														
Legal Description Lat/Long: 36.48775724 -95.57579967																			
N2 NW SW & NW NE SW					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1269/172	JOLLIFF, JOE DON & BETTY J	02/05/2001	185,000	Yes										
					882/140	WATSON, STEPHEN HUGH	05/18/1992	122,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	2002		Land Value 6,132	6,132	11%	675	Assessed	24,717	2,366.41										
Year Frozen	0		Improvements 303,227	218,563		24,042	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-82.00										
TIF Project ID	0		Total Value 309,359	224,695		24,717	Total Taxable	23,717	2,284.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012223	DAVIS, EVERETT RAY &			71	308,414	1000	22,997	2,215.00										
2024	2024-660012223	DAVIS, EVERETT RAY &			71	235,370	1000	22,298	2,189.00										
2023	2023-660012223	DAVIS, EVERETT RAY &			71	205,630	1000	21,620	2,145.00										
2022	2022-660012223	DAVIS, EVERETT RAY &			71	200,824	1000	21,091	2,105.00										
2021	2021-660012223	DAVIS, EVERETT RAY &			71	202,118	1000	21,233	2,135.00										
2020	2020-660012223	DAVIS, EVERETT RAY &			71	201,061	1000	20,882	2,121.00										
2019	2019-660012223	DAVIS, EVERETT RAY &			71	193,131	1000	20,245	2,091.00										
2018	2018-660012223	DAVIS, EVERETT RAY &			71	199,977	1000	20,998	2,147.00										
2017	2017-660012223	DAVIS, EVERETT RAY &			71	197,423	1000	20,548	2,122.00										
2016	2016-660012223	DAVIS, EVERETT RAY &			71	182,030	1000	18,997	1,994.00										
2015	2015-660012223	DAVIS, EVERETT RAY &			71	176,495	1000	18,415	1,910.00										
2014	2014-660012223	DAVIS, EVERETT RAY &			71	182,093	1000	17,879	1,913.00										
2013	2013-660012223	DAVIS, EVERETT RAY &			71	166,627	1000	17,329	1,829.00										



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Lot Data	
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	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Masonry
Base/Total Area	2,304 / 2,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,304
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	109.89	Total Misc Impr	+ 35,757
Roofing Adj	+ 5.76	Garage Cost	+ 35,523
Subfloor Adj	+ -4.53	Total RCN	= 383,748
Heat/Cool Adj	+ 15.98	Depreciation (35%)	- 134,312
Plumbing Adj	+ 8.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 249,436
Adj Base Cost	= 135.62	Lot Value	+ 249,436
Total Area	x 2,304	Indicated Value	= 249,436
Adjusted Cost	= 312,468	Value Per SqFt	108.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,436		
Lot Value			
Indicated Value	249,436	108.26	Per SqFt
Agland Value	6,132		
Site Improvements	53,791		
Total Value	309,359	134.27	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	7,098.99		7,099
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,098.99		7,099
PRCH	SLAB PORCH - COVERED	29254	4x4		16	32.48		520
PRCH	SLAB PORCH - COVERED	29255	334		334	31.19		10,417
EPSW	ENCLOSED PORCH - SOLID WALL	29256	126		126	84.30		10,622



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	12x24x8	Plank		288	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (33% Phys/ % Func)	RCNLD
		Base Cost (35.00 x 288)	10,080		10,080	3,326	6,754
	SPLG	Swimming Pool - In Ground	30x16x0			480	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (52.12 x 480)	25,018		25,018	13,510	11,508
	UTIL	Utility Building	18x20x8	Concrete	Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 360)	11,470		11,470	2,868	8,602
	UTIL	Utility Building	18x20x8	Concrete	Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 360)	11,470		11,470	2,868	8,602
	BNGP	Barn - General Purpose	40x44x10	Dirt	Formed Metal	1,760	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (21.22 x 1,760)	37,347		37,347	20,541	16,806
	LOAF	Loafing Shed	12x64x8	Dirt	Formed Metal	768	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total		RCN	Depr (71% Phys/ % Func)	RCNLD
		Base Cost (6.82 x 768)	5,238		5,238	3,719	1,519



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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		0	6.000	126	126	756	756
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	24.000	224	224	5,376	5,376
IMP PST Totals						30.000			6,132	6,132
Total Agland						30.000			6,132	6,132