



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:17:20
Page 1

Assessment Data					Primary Image																													
Account 660017205 Parcel ID 000000-00-0-20120-002-0003 Cadastral ID 19-20-15-02270 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 311027 SNYDER, SHARON K 502 W MATTHEW ST CATOOSA OK 74015-0000 Parcel Location Situs 00502 W MATTHEW ST Subdivision SHADOW VALLEY Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 15 / 5 Neighborhood 1189 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0069. 9/7/2021</p>																													
Legal Description Lat/Long: 36.19441886 -95.75436475																																		
LOT 3 BLOCK 2 SHADOW VALLEY					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	2366/190	LEBEDA, JONATHAN D	10/31/2013	114,000	YES																									
					2088/279	GARCIA, ALVINO JR & JANET-L	02/23/2010	107,000	YES																									
					1139/905	GLOVER PROPERTIES, INC C/O-DEA	10/30/1998	87,000	Yes																									
					1063/877	DILLION, VICKY J.	05/06/1997	368,000	No																									
					893/608	CARIGNAN, MARJORIE &	03/17/1992	0	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																									
Remove Cap	2014	Land Value	54,280	37,038	11%	4,074	Assessed	16,487	1,758.50																									
Year Frozen	2025	Improvements	165,379	112,845		12,413	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00																									
TIF Project ID	0	Total Value	219,659	149,883		16,487	Total Taxable	15,487	1,652.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660017205	SNYDER, SHARON K			1	201,375	1000	15,487	1,652.00																									
2024	2024-660017205	SNYDER, SHARON K			1	211,859	1000	15,007	1,583.00																									
2023	2023-660017205	SNYDER, SHARON K			1	141,544	1000	14,541	1,492.00																									
2022	2022-660017205	SNYDER, SHARON K			1	144,857	1000	14,088	1,414.00																									
2021	2021-660017205	SNYDER, SHARON K			1	133,171	1000	13,649	1,201.00																									
2020	2020-660017205	SNYDER, SHARON K			1	132,381	1000	13,319	1,180.00																									
2019	2019-660017205	SNYDER, SHARON K			1	126,385	1000	12,902	1,159.00																									
2018	2018-660017205	SNYDER, SHARON K			1	125,578	1000	12,814	1,144.00																									
2017	2017-660017205	SNYDER, SHARON K			1	124,565	1000	12,702	1,147.00																									
2016	2016-660017205	SNYDER, SHARON K			1	121,497	1000	12,365	1,100.00																									
2015	2015-660017205	SNYDER, SHARON K			1	118,734	1000	12,018	1,074.00																									
2014	2014-660017205	SNYDER, SHARON K			1	114,894	1000	11,638	1,053.00																									
2013	2013-660017205	LEBEDA, JONATHAN D			1	113,098	0	12,379	1,108.00																									



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:17:20
 Page 2

Lot Data	Square-Foot - NBHD 1189 #1	Primary Image
Lot Size		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-9-7\IMG_0069. 9/7/2021</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1962	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	8,548.00 x 6.35 = 54,280	
Factor Value		
Adjustments	1.0000	
Lot Value	54,280	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,485 / 1,485
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,485
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 17

Cost Approach		Manual : 01/2025	
Base Cost	101.84	Total Misc Impr	+ 6,841
Roofing Adj	+ 4.52	Garage Cost	+ 15,166
Subfloor Adj	+ -1.16	Total RCN	= 209,340
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 43,961
Plumbing Adj	+ 9.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,379
Adj Base Cost	= 126.15	Lot Value	+ 54,280
Total Area	x 1,485	Indicated Value	= 219,659
Adjusted Cost	= 187,333	Value Per SqFt	147.92

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	174,564 117.55 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	166,080 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	165,379
Lot Value	54,280
Indicated Value	219,659 147.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	219,659 147.92 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	41502	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	41503	108		108	10.78		1,164



Rogers

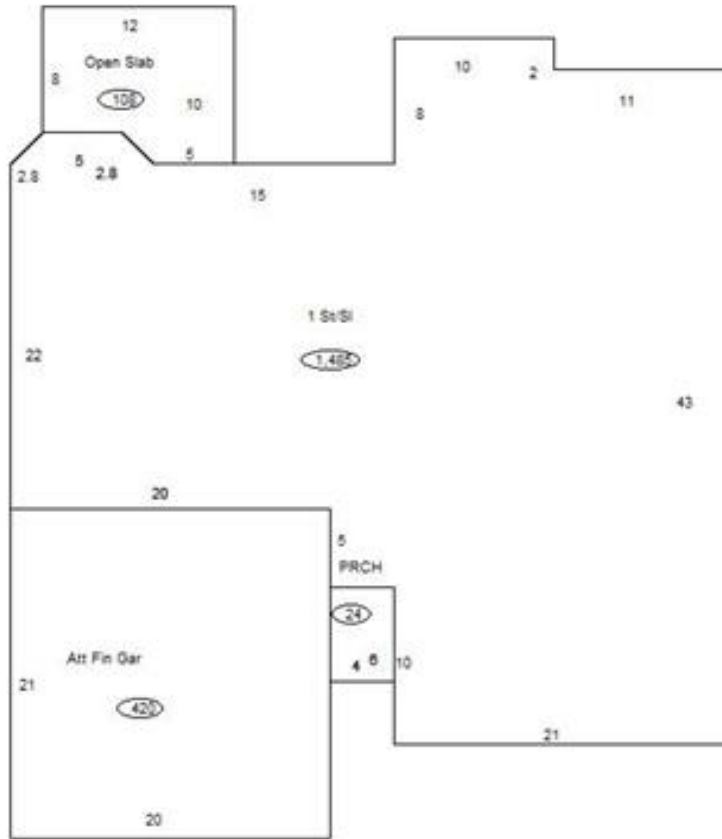
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:17:20
 Page 3

Sketch Image

660017205



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,485	1.000	1,485
2	G	5		10	Att Fin Gar	420	1.000	420
3	M	PRCH		10	PRCH	24	1.000	24
4	M	PATO		10	Open Slab	108	1.000	108
Total Building Area						1,485		1,485