



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:35:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017822 <b>Parcel ID</b> 000000-00-0-00858-002-0003 <b>Cadastral ID</b> 19-24-16-01560 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 322350 SNYDER, JAMES EUGENE  10296 E JOE'S RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 10296 JOE'S RD <b>Subdivision</b> VADA POINT <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 24 / 16 / 5 <b>Neighborhood</b> 1134 - R-V02-OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.55348840 -95.64526424																																																																																																																									
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1134 #1		Primary Image				
Lot Size				<p>D:\Convert\Photos\660\017\822-01.jpg 4/19/2012</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3481							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	15,165.00 x 3.00 = 45,495							
Factor Value								
Adjustments	1.0000							
Lot Value	45,495							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 45,495					
Total Area	x	Indicated Value	= 45,495					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				<b>Direct Comparables</b>				
				Selection Model	A Adam Test			
				Adjustment Model	1 2022 Residential			
				Comparables				
				Indicated Value				
				<b>Value Reconciliation</b>				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value	45,495			
				Indicated Value	45,495 0.00 Per SqFt			
				Agland Value				
				Site Improvements	3,500			
				Total Value	48,995 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x10x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2022	Eff Age 3		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.44 x 160)	4,070		4,070	570	3,500



PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400
Qual 3	Cond 3	Year 2015	Eff Age 8		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.67 x 400)	1,868		1,868	1,868	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\Users\CB\Pictures\2020-02-21\IMG\_0005.JPG 2/21/2020

Residential Data	
Type	6 Mobile Home 78 x 14
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,092 / 1,092
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 39

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	12,885
Lot Value	
Indicated Value	12,885 11.80 Per SqFt
Agland Value	
Site Improvements	
Total Value	12,885 11.80 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	34.79	Total Misc Impr	+ 7,989
Roofing Adj	+ 2.77	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 62,742
Heat/Cool Adj	+ 3.97	Depreciation ( 80%)	- 50,194
Plumbing Adj	+ 8.61	Lump Sums	+ 337
Basement Adj	+ 0.00	RCNLD	= 12,885
Adj Base Cost	= 50.14	Lot Value	+
Total Area	x 1,092	Indicated Value	= 12,885
Adjusted Cost	= 54,753	Value Per SqFt	11.80

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	131573	20x8		160	42.09	95%	337
EPSW	ENCLOSED PORCH - SOLID WALL	131574	16x12		192	41.61		7,989



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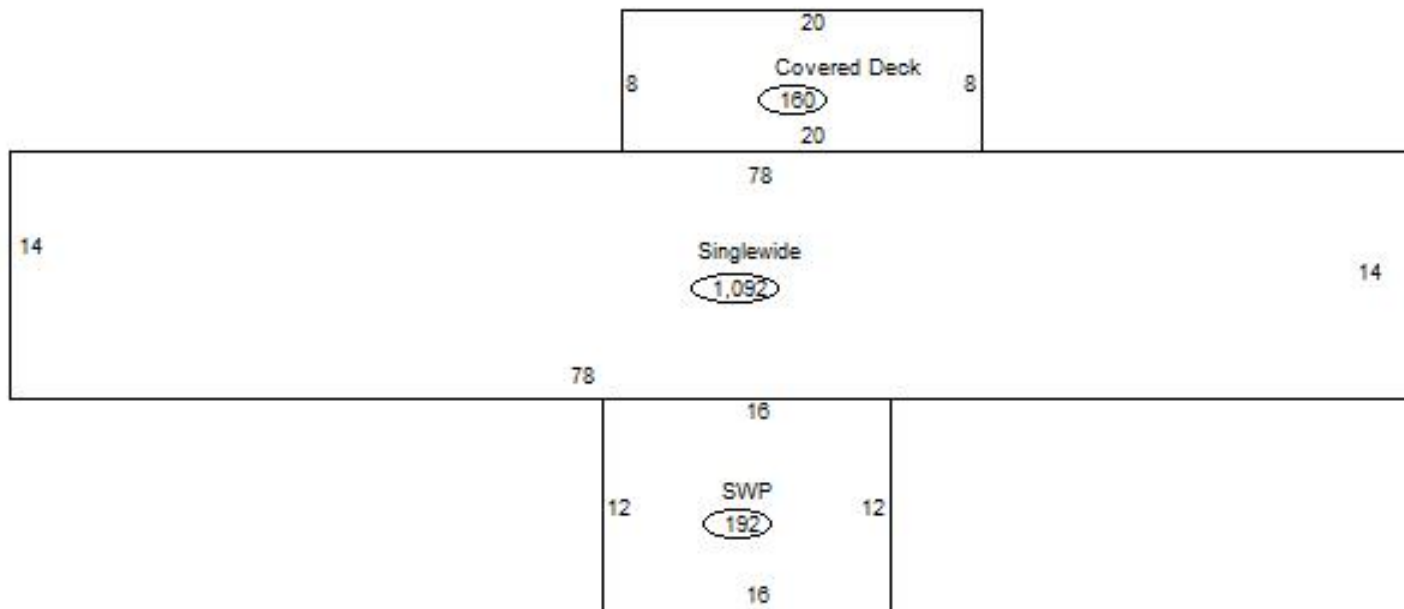
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	1,092	1.000	1,092
2	M	WODC		13	WODC	160	1.000	160
3	M	EPSW		13	EPSW	192	1.000	192
<b>Total Building Area</b>						1,092		1,092