



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:16:16
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Assessment Data					Primary Image				
Account	660019719				No Image On File				
Parcel ID	000000-00-0-00351-003-0008								
Cadastral ID	23-21-14-02670								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	131564								
SNODGRASS, JAMES L									
8810 N 174TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs									
Subdivision	GREEN MEADOWS 3								
Lot/Block	0008 / 0003	Parcel Size .5 - Lots							
Sec/Twn/Rng	23 / 21 / 14 / 5								
Neighborhood	1212 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.28240272 -95.78478097									
Building Permits									
PT LOT 8 BLOCK 3 BEG: ON SWLY/ COR LOT 8, N 32-08 W 240.7'; E 48' SLY TO POB BLOCK 3 GREEN MEADOWS EST. 3									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					804/858			95,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value 7,820	242	11%	27	Assessed	27	2.64	
Year Frozen	0	Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 7,820	242		27	Total Taxable	27	3.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019719	SNODGRASS, JAMES L			3	7,820	0	25	2.00
2024	2024-660019719	SNODGRASS, JAMES L			3	8,998	0	24	2.00
2023	2023-660019719	SNODGRASS, JAMES L			3	55,000	0	23	2.00
2022	2022-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2021	2021-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2020	2020-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2019	2019-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2018	2018-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2017	2017-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2016	2016-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2015	2015-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2014	2014-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00
2013	2013-660019719	SNODGRASS, JAMES L			3	200	0	22	2.00



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	200							
Non-Ag Acres	0.0887							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	5	0					
Method	Square-Foot							
Base Lot Value	3,862.00 x 2.70 = 10,427							
Factor Value	-2,607			GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	7,820			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	7,820			
Basement Area				Indicated Value	7,820 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	7,820 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
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	+ 7,820					
Total Area	x	Indicated Value	= 7,820					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value