



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:38:59  
Page 1

Assessment Data					Primary Image				
Account	660019935								
Parcel ID	000000-00-0-00816-003-0007								
Cadastral ID	23-21-16-00420								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	308899								
SNYDER, MELISSA D									
22296 S DOGWOOD PL CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22296 S DOGWOOD PL								
Subdivision	THOUSAND OAKS								
Lot/Block	0007 / 0003	Parcel Size 2 - Lots							
Sec/Twn/Rng	23 / 21 / 16 / 5								
Neighborhood	1145 - R-V01-SE FOYIL								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.28719982 -95.57843289									
Building Permits									
LOTS 6 & 7 BLOCK 3 THOUSAND OAKS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2296/205	DIAZ, RONALD &	12/27/2012	235,000	YES
					1750/161	FEDERAL HOME LOAN MTG CORP	01/30/2006	0	1
					1743/337	WESTERN, EARL R & MARALENE-R	01/10/2006	0	10
					1027/495	HESS, PHYLLIS E	05/31/1996	210,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2013	Land Value	61,242	61,242	11%	6,737	Assessed	33,662 2,795.63	
Year Frozen	0	Improvements	244,777	244,777		26,925	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	306,019	306,019		33,662	Total Taxable	33,662 2,796.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019935	SNYDER, MELISSA D			5	294,642	0	32,411	2,692.00
2024	2024-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	284,047	0	31,245	2,607.00
2023	2023-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	270,751	0	29,783	2,480.00
2022	2022-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	262,920	0	28,921	2,406.00
2021	2021-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	267,791	0	29,457	2,499.00
2020	2020-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	263,437	0	28,978	2,453.00
2019	2019-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	257,372	0	28,311	2,452.00
2018	2018-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	266,672	0	29,334	2,543.00
2017	2017-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	264,359	0	29,079	2,372.00
2016	2016-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	257,814	0	28,360	2,419.00
2015	2015-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	250,585	0	27,564	2,329.00
2014	2014-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	253,027	0	27,833	2,389.00
2013	2013-660019935	SNYDER, MELISSA D & KRISTOPHER C			5	241,161	0	26,528	2,311.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:38:59  
Page 2

Lot Data	Square-Foot - NBHD 1145 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0553	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	45,968.00 x 1.33 = 61,242	
Factor Value		
Adjustments	1.0000	
Lot Value	61,242	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,251 / 3,959
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,251
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	714 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-17\IMG\_001 10/17/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	488,186	123.31	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.19	Total Misc Impr	+	32,614			
Roofing Adj	+ 3.35	Garage Cost	+	32,480			
Subfloor Adj	+ -2.62	Total RCN	=	545,994			
Heat/Cool Adj	+ 16.31	Depreciation ( 57%)	-	311,217			
Plumbing Adj	+ 7.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	234,777			
Adj Base Cost	= 121.47	Lot Value	+	61,242			
Total Area	x 3,959	Indicated Value	=	296,019			
Adjusted Cost	= 480,900	Value Per SqFt		74.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,777		
Lot Value	61,242		
Indicated Value	296,019	74.77	Per SqFt
Agland Value			
Site Improvements	10,000		
Total Value	306,019	77.30	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	7,243.87		7,244
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	48748	26x4		104	32.85		3,416
PRCH	SLAB PORCH - COVERED	48749	12x10		120	32.75		3,930
PATO	SLAB PORCH - OPEN	48751	1000		1,000	10.78		10,780



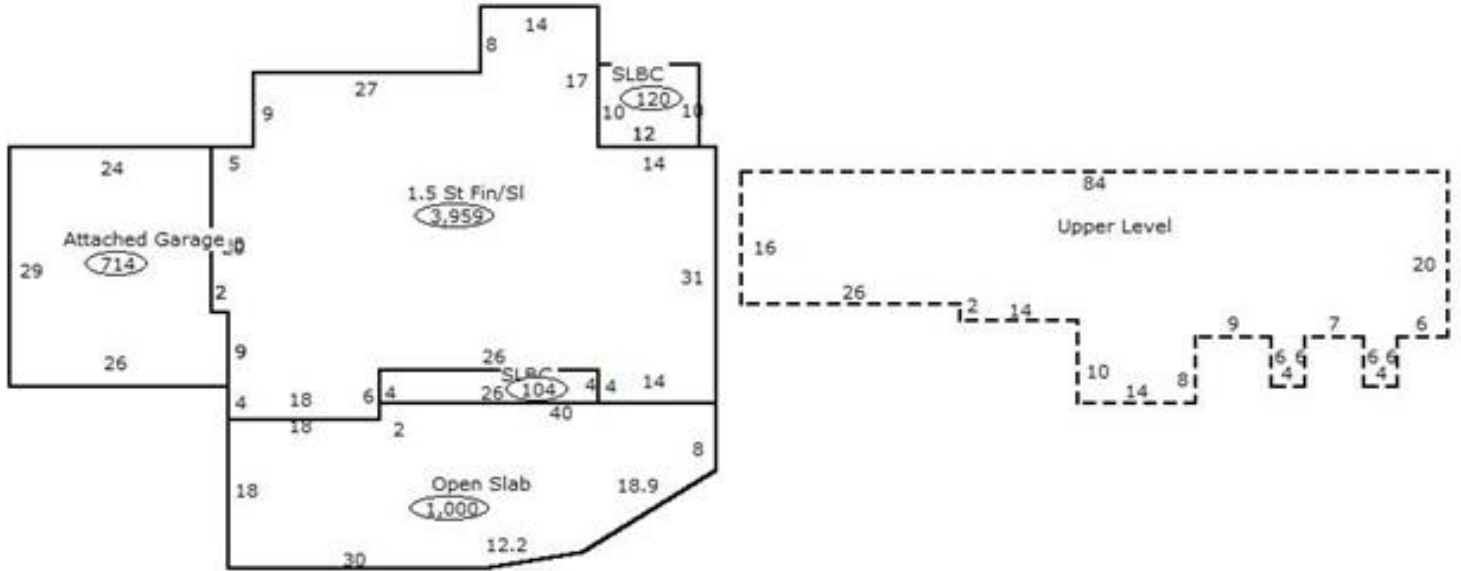
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:38:59  
 Page 3

Sketch Image

660019935



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,251	1.759	3,959
2	G	1		20	Attached Garage	714	1.000	714
3	M	PRCH		20	SLBC	104	1.000	104
4	M	PRCH		20	SLBC	120	1.000	120
5	U	^UL	Overhang	20	Upper Level	1,708	1.000	1,708
6	M	PATO		20	Open Slab	1,000	1.000	1,000
<b>Total Building Area</b>						2,251		3,959



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:38:59  
Page 4

660019935

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	15,000	10,000