




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	660024458													
Parcel ID	24N18E-28-3-00000-000-0000													
Cadastral ID	28-24-18-00800													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	14 - CHELSEA RURAL													
Name ID	9974													
SNIDER, E J														
24205 E 340 RD CHELSEA OK 74016-0000														
Parcel Location														
Situs	24205 E 340 RD													
Subdivision														
Lot/Block	/	Parcel Size	220 - Acres											
Sec/Twn/Rng	28 / 24 / 18 / 3													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
4/22/2024														
Legal Description Lat/Long: 36.52972482 -95.39528124														
SW & SE NW & S2 SW NW														
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 colspan="5" style="height: 100px;"> </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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	0	Land Value	19,330	19,330	11%	2,126	Assessed	28,105	2,325.69					
Year Frozen	0	Improvements	351,256	236,174		25,979	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	370,586	255,504		28,105	Total Taxable	27,105	2,243.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024458	SNIDER, E J	14	334,766	1000	26,287	2,175.00							
2024	2024-660024458	SNIDER, E J	14	352,845	1000	25,492	2,152.00							
2023	2023-660024458	SNIDER, E J	14	299,720	1000	24,721	2,107.00							
2022	2022-660024458	SNIDER, E J	14	303,645	1000	23,972	2,028.00							
2021	2021-660024458	SNIDER, E J	14	274,144	1000	23,245	1,970.00							
2020	2020-660024458	SNIDER, E J	14	213,983	1000	22,539	1,912.00							
2019	2019-660024458	SNIDER, E J	14	209,118	1000	22,003	1,890.00							
2018	2018-660024458	SNIDER, E J	14	214,681	1000	22,615	1,932.00							
2017	2017-660024458	SNIDER, E J	14	212,752	1000	21,945	1,882.00							
2016	2016-660024458	SNIDER, E J	14	207,418	1000	21,277	1,854.00							
2015	2015-660024458	SNIDER, E J	14	201,698	1000	20,628	1,777.00							
2014	2014-660024458	SNIDER, E J	14	203,562	1000	19,998	1,781.00							
2013	2013-660024458	SNIDER, E J	14	192,102	1000	19,386	1,720.00							



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Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	



4/22/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	2,162 / 3,243
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	93.03	Total Misc Impr	+ 17,030
Roofing Adj	+ 3.45	Garage Cost	+ 21,643
Subfloor Adj	+ 0.00	Total RCN	= 419,434
Heat/Cool Adj	+ 14.18	Depreciation (28%)	- 117,442
Plumbing Adj	+ 6.75	Lump Sums	+ 5,396
Basement Adj	+ 0.00	RCNLD	= 307,388
Adj Base Cost	= 117.41	Lot Value	+ 307,388
Total Area	x 3,243	Indicated Value	= 307,388
Adjusted Cost	= 380,761	Value Per SqFt	94.79

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	307,388
Lot Value	
Indicated Value	307,388
Agland Value	19,330
Site Improvements	43,868
Total Value	672,578
	207.39 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	6,301.04		6,301
PATO	SLAB PORCH - OPEN	59768	28x12		336	9.68		3,252
PATO	SLAB PORCH - OPEN	59769	20x12		240	10.91		2,618
PRCH	SLAB PORCH - COVERED	59770	128		128	28.51		3,649
BALW	BALCONY - WOOD	59772	174		174	31.01		5,396
PRCH	SLAB PORCH - COVERED	59774	7x6		42	28.81		1,210



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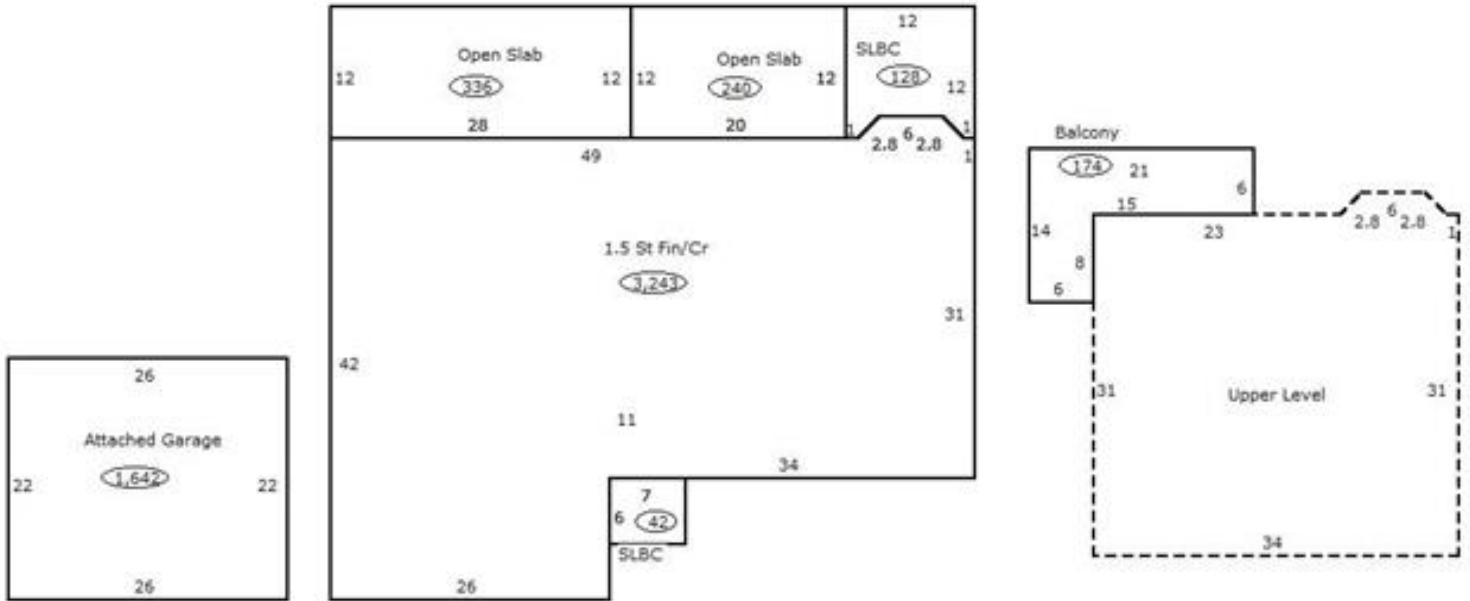
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	572	1.000	572
2	M	PATO		13	Open Slab	336	1.000	336
3	M	PATO		13	Open Slab	240	1.000	240
4	M	PRCH		13	SLBC	128	1.000	128
5	R	5	Crawl	13	1.5 St Fin/Cr	2,162	1.500	3,243
6	M	BALW		13	Balcony	174	1.000	174
7	U	^UL	Overhang	13	Upper Level	1,070	1.000	1,070
8	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						2,162		3,243



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x30x0		Metal	1,800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (27.62 x 1,800)		49,716	49,716	19,886	29,830
	BARN	BARN	22x98x0		Metal	2,156
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (9.02 x 2,156)		19,447	19,447	7,779	11,668
	STF	STG FAIR	18x22x0			396
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 396)		1,853	1,853	93	1,760
	LT	LEAN-TO	10x22x0			220
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 220)		642	642	32	610



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			78.780	122	122	9,643	9,643
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			30.672	144	144	4,417	4,417
HC	HECTOR STONY SANDY LOAM	TMBR	20			62.840	36	36	2,262	2,262
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			47.591	63	63	2,998	2,998
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.117	85	85	10	10
TMBR Totals						220.000			19,330	19,330
Total Agland						220.000			19,330	19,330