



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:35:40
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Assessment Data				Primary Image																																																		
Account 660030465 Parcel ID 000000-00-0-00897-001-0021 Cadastral ID 35-20-15-05550 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 272859 SNOW, SEAN B TRUSTEE 30366 S RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 30366 S RIDGE RD Subdivision WEST TIMBER RIDGE Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																						
Legal Description Lat/Long: 36.17032297 -95.67674009				Building Permits																																																		
LOT 21 BLOCK 1 WEST TIMBER RIDGE				<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> </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	No	1,000		/	SNOW, SEAN B	10/26/2018	0	4																																													
PD	Add-Homestead	No	1,000		/	SNOW, SHIRLEY M	09/06/2018	0	4																																													
					2149/700	SNOW, SEAN B	12/29/2010	0	4																																													
					1206/136	SNOW, SHIRLEY MAE	11/27/1999	0	No																																													
Parcel Valuation				<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2000</td> <td>Land Value 50,657</td> <td>25,332</td> <td>11%</td> <td>2,787</td> <td>Assessed</td> <td>13,155</td> <td>1,313.66</td> </tr> <tr> <td>Year Frozen</td> <td>2012</td> <td>Improvements 118,780</td> <td>94,257</td> <td></td> <td>10,368</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 169,437</td> <td>119,589</td> <td></td> <td>13,155</td> <td>Total Taxable</td> <td>13,155</td> <td>1,314.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2000	Land Value 50,657	25,332	11%	2,787	Assessed	13,155	1,313.66	Year Frozen	2012	Improvements 118,780	94,257		10,368	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 169,437	119,589		13,155	Total Taxable	13,155	1,314.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660030465	SNOW, SEAN B	22	161,759	0	12,529	1,251.00																																															
2024	2024-660030465	SNOW, SEAN B	22	169,054	0	11,931	1,163.00																																															
2023	2023-660030465	SNOW, SEAN B	22	125,475	0	11,363	1,066.00																																															
2022	2022-660030465	SNOW, SEAN B	22	123,710	0	10,822	1,018.00																																															
2021	2021-660030465	SNOW, SEAN B	22	127,586	0	10,307	979.00																																															
2020	2020-660030465	SNOW, SEAN B	22	125,653	0	9,816	938.00																																															
2019	2019-660030465	SNOW, SEAN B	22	121,133	0	9,349	902.00																																															
2018	2018-660030465	SNOW, SHIRLEY M	22	125,903	2000	6,904	677.00																																															
2017	2017-660030465	SNOW, SHIRLEY M	22	124,916	2000	6,904	685.00																																															
2016	2016-660030465	SNOW, SHIRLEY M	22	121,959	2000	6,904	676.00																																															
2015	2015-660030465	SNOW, SHIRLEY M	22	119,620	2000	6,904	679.00																																															
2014	2014-660030465	SNOW, SHIRLEY M	20	120,524	2000	6,904	625.00																																															
2013	2013-660030465	SNOW, SHIRLEY M	20	115,857	2000	6,904	618.00																																															



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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0235 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,583.00 x 1.14 = 50,657 Factor Value Adjustments 1.0000 Lot Value 50,657		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,307 / 1,307
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,307
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 143,500 109.79 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 130,130 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.26	Total Misc Impr	+ 11,413	Roofing Adj	+ 4.66	Garage Cost	+ 15,166
Subfloor Adj	+ -1.21	Total RCN	= 212,108	Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 93,328
Plumbing Adj	+ 10.77	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 118,780
Adj Base Cost	= 141.95	Lot Value	+ 50,657	Total Area	x 1,307	Indicated Value	= 169,437
		Value Per SqFt	129.64	Adjusted Cost	= 185,529		

Value Reconciliation
Selected Approach Cost Approach Improvements 118,780 Lot Value 50,657 Indicated Value 169,437 129.64 Per SqFt Agland Value Site Improvements Total Value 169,437 129.64 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	72536		82	82	24.01		1,969
PRCH	SLAB PORCH - COVERED	72537		184	184	23.63		4,348

