



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660061735 <b>Parcel ID</b> 24N16E-30-4-00000-000-0000 <b>Cadastral ID</b> 30-24-16-01195 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 333783 SNYDER, MICHAEL FRANCISCO & MICHAELYNN JO MCORMICK  5850 S 4138 RD TALALA OK 74080-0000  <b>Parcel Location</b> <b>Situs</b> 05850 S 4138 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 30 / 24 / 16 / 4 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> NE SE SE LY W CO RD Lat/Long: 36.52760629 -95.63460803																																																																																																																									
<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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																																
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Lot Data		Square-Foot - NBHD 4040 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	4.9425							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	215,296.00 x .27 = 58,305							
Factor Value								
Adjustments	1.7878							
Lot Value	104,238							
<b>Residential Data</b>				PB 2/25/2020				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model 1 Res				
Area on Slab				Adjustment Model A2 AO Test				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 104,238				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 104,238 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements 6,054				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 110,292 0.00 Total Value Per SqFt				
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	+ 104,238					
Total Area	x	Indicated Value	= 104,238					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<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	12x20x8	Plank	Composition Shingle	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>
Base Cost (22.62 x 240)		5,429		5,429	2,497	2,932
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
Base Cost (4.67 x 360)		1,681		1,681	1,681	
	BNGP	Barn - General Purpose	14x20x8	Dirt	Formed Metal	280
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
Base Cost (21.86 x 280)		6,121		6,121	2,999	3,122



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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\2020-02-25\IMG\_0005.JPG 2/25/2020

Residential Data	
Type	6 Mobile Home 80 x 18
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,440 / 1,440
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 17

### 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	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	50,760
Lot Value	
Indicated Value	50,760 35.25 Per SqFt
Agland Value	
Site Improvements	
Total Value	50,760 35.25 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	40.58	Total Misc Impr	+ 0
Roofing Adj	+ 3.63	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 79,027
Heat/Cool Adj	+ 4.11	Depreciation ( 48%)	- 37,933
Plumbing Adj	+ 6.57	Lump Sums	+ 9,666
Basement Adj	+ 0.00	RCNLD	= 50,760
Adj Base Cost	= 54.88	Lot Value	+ 50,760
Total Area	x 1,440	Indicated Value	= 50,760
Adjusted Cost	= 79,027	Value Per SqFt	35.25

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	166435	20x10		200	48.33		9,666



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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		10	Singlewide	1,440	1.000	1,440
2	M	WODC		10	WODC	200	1.000	200
<b>Total Building Area</b>						1,440		1,440