



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	660076331								
Parcel ID	23N17E-17-1-00000-000-0000								
Cadastral ID	17-23-17-00110								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	291752								
SNYDER, TOMMY D &									
TRESA W									
17920 E 370 RD									
CHELSEA OK 74016-0000									
Parcel Location					\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-09\IMG_006! 9/10/2020				
Situs	17840 E 370 RD								
Subdivision									
Lot/Block	/	Parcel Size			20 - Acres				
Sec/Twn/Rng	17 / 23 / 17 / 1								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description					Building Permits				
N2 NE NE Lat/Long: 36.48037351 -95.50968483									
					Number	Description	Opened	Closed	Amount
					R19	R21- ADDTL 911 ADDRESS ASSGND	07/2019	08/2020	
					R5	ROLL DTGA & BARN PER V5/JCB	12/2004	01/2005	
					21		12/2001	01/2003	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1768/126	MCDERMED, KENNETH L &~DARLA J	04/21/2006	160,000	YES
					1323/455	MARRS, TOMMY W & OLGA L	10/04/2001	139,500	YES
					1243/579	MARRS, ALLEN RAY &	08/24/2000	35,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2007	Land Value	2,462	2,462	11%	271	Assessed	13,396	1,282.53
Year Frozen	0	Improvements	62,857	56,963		6,266	Penalty	0	
Uncapped Value	0	Mobile Home	62,359	62,359		6,859	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	127,678	121,784		13,396	Total Taxable	12,396	1,200.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660076331	SNYDER, TOMMY D &	71	126,238	1000	12,006	1,162.00		
2024	2024-660076331	SNYDER, TOMMY D &	71	131,365	1000	11,628	1,148.00		
2023	2023-660076331	SNYDER, TOMMY D &	71	112,240	1000	11,260	1,124.00		
2022	2022-660076331	SNYDER, TOMMY D &	71	108,205	1000	10,903	1,096.00		
2021	2021-660076331	SNYDER, TOMMY D &	71	113,918	1000	10,629	1,076.00		
2020	2020-660076331	SNYDER, TOMMY D &	71	103,921	1000	10,291	1,054.00		
2019	2019-660076331	SNYDER, TOMMY D &	71	99,649	1000	9,962	1,038.00		
2018	2018-660076331	SNYDER, TOMMY D &	71	105,277	1000	10,050	1,035.00		
2017	2017-660076331	SNYDER, TOMMY D &	71	103,796	1000	9,729	1,013.00		
2016	2016-660076331	SNYDER, TOMMY D &	71	96,510	1000	8,936	947.00		
2015	2015-660076331	SNYDER, TOMMY D &	71	87,691	1000	8,646	906.00		
2014	2014-660076331	SNYDER, TOMMY D &	71	88,001	1000	8,680	937.00		
2013	2013-660076331	SNYDER, TOMMY D &	71	93,070	1000	9,237	982.00		



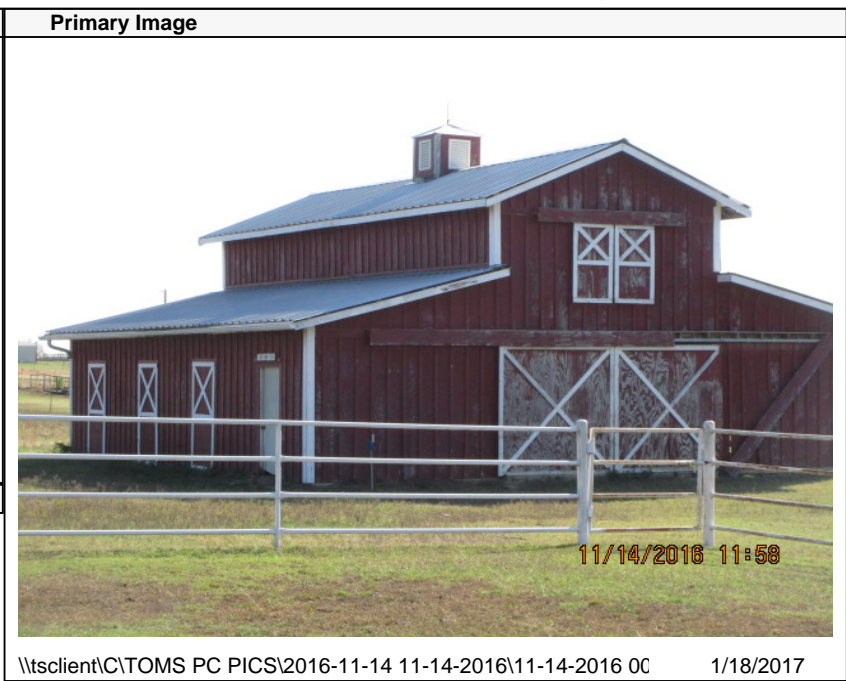
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Lot Data	
Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	2,462
Site Improvements	44,210
Total Value	46,672 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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements

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
	BARN	BARN	30x36x0			1,080
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (12.19 x 1,080)		13,165		13,165	13,165
	LT	LEAN-TO	12x30x0			360
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 360)		1,051		1,051	1,051
	BARN	BARN	0x0x0			1,600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (9.66 x 1,600)		15,456		15,456	13,138
	GRDT	GARAGE - DETACHED	0x0x0			728
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 728)		19,831		19,831	16,856
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-09\IMG_006! 9/10/2020</p>						
Adjustments		GRM Approach						
Lot Value		GRM Code Gross Rent 0.00 Indicated Value						
Residential Data		Multiple Regression						
Type	6 Mobile Home 70 x 36	MRA Code						
Condition	4 - Good	Adusted R						
Quality	3.9 - Average	Indicated Value						
Architecture	6 MS ADJ	Direct Comparables						
Style	100% Double Wide	Selection Model 1 Res						
Exterior Wall	100% Lap	Adjustment Model A2 AO Test						
Base/Total Area	2,520 / 2,520	Comparables						
Style	100% Double Wide	Indicated Value						
HVAC	100% Warmed & Cooled Air	Value Reconciliation						
Roof Cover	1 Composition Shingle	Selected Approach Cost Approach						
Area on Slab	0	Improvements 81,006						
Fixture/RghIn	/	Lot Value						
Bed/F/H Bath	4 / 2.0 /	Indicated Value 81,006 32.15 Per SqFt						
Basement Area		Agland Value						
Garage Type		Site Improvements						
Remodel		Total Value 81,006 32.15 Total Value Per SqFt						
Year/Eff Age	2000 / 16							
Cost Approach								
Manual : 01/2025								
Base Cost	35.69	Total Misc Impr	+ 0					
Roofing Adj	+ 3.10	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 117,659					
Heat/Cool Adj	+ 2.28	Depreciation (47%)	- 55,300					
Plumbing Adj	+ 5.62	Lump Sums	+ 18,647					
Basement Adj	+ 0.00	RCNLD	= 81,006					
Adj Base Cost	= 46.69	Lot Value	+ 0					
Total Area	x 2,520	Indicated Value	= 81,006					
Adjusted Cost	= 117,659	Value Per SqFt	32.15					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	147636	32x16		512	36.42		18,647



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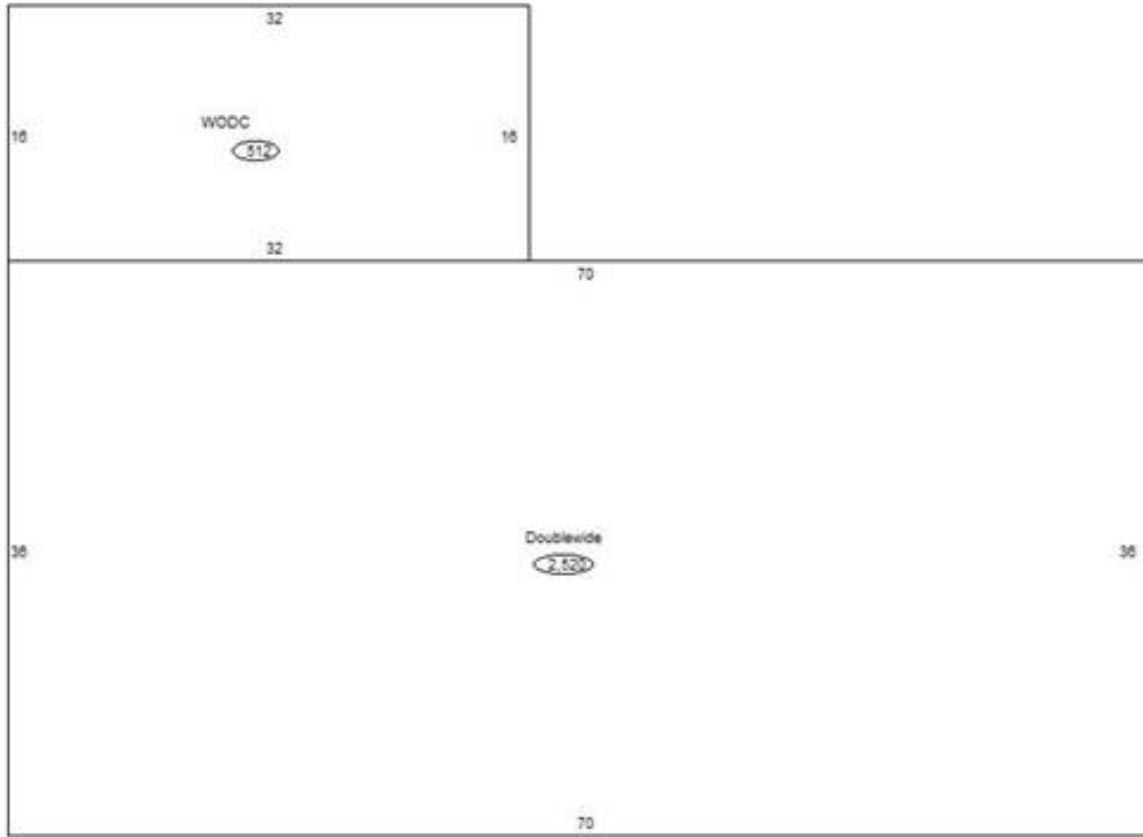
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,520	1.000	2,520
2	M	WODC		10	WODC	512	1.000	512
Total Building Area						2,520		2,520



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			5.000	108	108	540	540
TMBR Totals						5.000			540	540
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			11.000	122	122	1,346	1,346
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			4.000	144	144	576	576
NTV PST Totals						15.000			1,922	1,922
Total Agland						20.000			2,462	2,462