




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:16:10  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660081758 <b>Parcel ID</b> 000000-00-0-00910-002-0005 <b>Cadastral ID</b> 16-19-17-04000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 322460 SNODGRASS, BILLY JACK & SHANNON BASKS SNODGRASS  33825 S 4214 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 33825 S 4214 RD <b>Subdivision</b> WHISPERING MEADOWS <b>Lot/Block</b> 0005 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 16 / 19 / 17 / 5 <b>Neighborhood</b> 1143 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0073. 7/30/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.12000443 -95.50241101 LOT 5 BLOCK 2 WHISPERING MEADOWS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1143 #1		Primary Image																																											
Lot Size																																															
Lot Count																																															
Units Buildable	1																																														
Non-Ag Acres	1.5022																																														
Topography																																															
Street Access																																															
Utilities																																															
Amenities		0																																													
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Method	Square-Foot																																														
Base Lot Value	65,437.00 x .42 = 27,249			<table border="1"> <thead> <tr> <th colspan="2">GRM Approach</th> </tr> </thead> <tbody> <tr> <td>GRM Code</td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Multiple Regression</th> </tr> </thead> <tbody> <tr> <td>MRA Code</td> <td></td> </tr> <tr> <td>Adjusted R</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Direct Comparables</th> </tr> </thead> <tbody> <tr> <td>Selection Model</td> <td>A Adam Test</td> </tr> <tr> <td>Adjustment Model</td> <td>1 2022 Residential</td> </tr> <tr> <td>Comparables</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Value Reconciliation</th> </tr> </thead> <tbody> <tr> <td>Selected Approach</td> <td>Cost Approach</td> </tr> <tr> <td>Improvements</td> <td></td> </tr> <tr> <td>Lot Value</td> <td>27,249</td> </tr> <tr> <td>Indicated Value</td> <td>27,249</td> </tr> <tr> <td>Agland Value</td> <td>0.00 Per SqFt</td> </tr> <tr> <td>Site Improvements</td> <td></td> </tr> <tr> <td>Total Value</td> <td>27,249 0.00 Total Value Per SqFt</td> </tr> </tbody> </table>		GRM Approach		GRM Code		Gross Rent	0.00	Indicated Value		Multiple Regression		MRA Code		Adjusted R		Indicated Value		Direct Comparables		Selection Model	A Adam Test	Adjustment Model	1 2022 Residential	Comparables		Indicated Value		Value Reconciliation		Selected Approach	Cost Approach	Improvements		Lot Value	27,249	Indicated Value	27,249	Agland Value	0.00 Per SqFt	Site Improvements		Total Value	27,249 0.00 Total Value Per SqFt
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Style																																															
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Base/Total Area	/																																														
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HVAC																																															
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Area on Slab																																															
Fixture/RghIn	/																																														
Bed/F/H Bath	/ /																																														
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Garage Type																																															
Remodel																																															
Year/Eff Age	/																																														
<b>Cost Approach</b>		<b>Manual : 01/2025</b>																																													
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	+ 27,249																																												
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<b>Miscellaneous Improvements</b>																																															
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																							




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Lot Data		Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0073. 7/30/2021</p>	
Residential Data			
Type	6 Mobile Home 60 x 31	GRM Approach	
Condition	1.5 - Low	GRM Code	
Quality	2 - Fair	Gross Rent	0.00
Architecture	6 MS ADJ	Indicated Value	
Style	100% Double Wide	Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl	MRA Code	
Base/Total Area	1,860 / 1,860	Adjusted R	
Style	100% Double Wide	Indicated Value	
HVAC	100% Warmed & Cooled Air	Direct Comparables	
Roof Cover	1 Composition Shingle	Selection Model	A Adam Test
Area on Slab	0	Adjustment Model	1 2022 Residential
Fixture/RghIn	/	Comparables	
Bed/F/H Bath	/ /	Indicated Value	
Basement Area		Value Reconciliation	
Garage Type		Selected Approach	Cost Approach
Remodel		Improvements	24,855
Year/Eff Age	2003 / 28	Lot Value	
Cost Approach		Indicated Value	24,855
Manual : 01/2025		Agland Value	
Base Cost	28.62	Site Improvements	18,543
Roofing Adj	+ 2.32	Total Value	43,398
Subfloor Adj	+ 0.00		23.33 Total Value Per SqFt
Heat/Cool Adj	+ 2.14	Total Misc Impr	+ 0
Plumbing Adj	+ 4.04	Garage Cost	+ 0
Basement Adj	+ 0.00	Total RCN	= 69,043
Adj Base Cost	= 37.12	Depreciation ( 64%)	- 44,188
Total Area	x 1,860	Lump Sums	+ 0
Adjusted Cost	= 69,043	RCNLD	= 24,855
		Lot Value	+ 24,855
		Indicated Value	= 24,855
		Value Per SqFt	13.36
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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	1,860	1.000	1,860
<b>Total Building Area</b>						1,860		1,860



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (31.86 x 600)	19,116	19,116	573	18,543