



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:51:18
Page 1

Assessment Data					Primary Image														
Account 660082881 Parcel ID 21N16E-31-4-00000-000-0000 Cadastral ID 31-21-16-00922 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 344434 SNOW, SEAN B TRUST 24660 S RAY DAVIS RD CLAREMORE OK 74019-0000 Parcel Location Situs 24660 S RAY DAVIS RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 31 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0029.JPG 12/8/2022</p>														
Legal Description Lat/Long: 36.25609536 -95.64007645																			
E2 W2 NW SE LESS S 924' THEREOF					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> </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	Yes	1,000	1,000	/	SNOW, SEAN B & LEWIS, MICKEY	05/22/2024		4										
					2162/606	ROBERTS, BRECK E	03/14/2011	130,000	YES										
					1727/768	HIPP, D BRYAN & RHONDA FAY	11/08/2005	45,000	YES										
					1581/279		04/22/2004	30,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	0		Land Value 66,655	45,395	11%	4,993	Assessed	21,024	2,295.23										
Year Frozen	0		Improvements 174,197	145,734		16,031	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 240,852	191,129		21,024	Total Taxable	20,024	2,203.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660082881	SNOW, SEAN B			21	222,843	1000	19,412	2,136.00										
2024	2024-660082881	SNOW, SEAN B			21	226,047	1000	18,818	1,943.00										
2023	2023-660082881	SNOW, SEAN B &			21	174,912	1000	18,240	1,869.00										
2022	2022-660082881	SNOW, SEAN B &			21	174,912	1000	18,052	1,867.00										
2021	2021-660082881	SNOW, SEAN B &			21	168,154	1000	17,497	1,736.00										
2020	2020-660082881	SNOW, SEAN B &			21	165,650	1000	17,166	1,759.00										
2019	2019-660082881	SNOW, SEAN B &			21	160,338	1000	16,637	1,723.00										
2018	2018-660082881	SNOW, SEAN B &			21	163,913	1000	16,930	1,749.00										
2017	2017-660082881	SNOW, SEAN B &			21	161,982	1000	16,407	1,684.00										
2016	2016-660082881	SNOW, SEAN B &			21	158,913	1000	15,900	1,664.00										
2015	2015-660082881	SNOW, SEAN B &			21	138,317	1000	14,215	1,437.00										
2014	2014-660082881	SNOW, SEAN B &			21	140,335	1000	13,997	1,452.00										
2013	2013-660082881	SNOW, SEAN B &			21	134,601	1000	13,560	1,391.00										



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Date 04/18/2026
 Time 06:51:18
 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 3 Non-Ag Acres 3.051 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 132,901.00 x .50 = 66,655 Factor Value Adjustments 1.0000 Lot Value 66,655		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	6 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	900 Carport - Gable Roof
Remodel	
Year/Eff Age	2006 / 12

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,429	198.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	89.26	Total Misc Impr	+	16,572	
Roofing Adj	+ 4.73	Garage Cost	+	5,886	
Subfloor Adj	+ 0.00	Total RCN	=	154,794	
Heat/Cool Adj	+ 10.30	Depreciation (15%)	-	23,219	
Plumbing Adj	+ 5.99	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	131,575	
Adj Base Cost	= 110.28	Lot Value	+	66,655	
Total Area	x 1,200	Indicated Value	=	198,230	
Adjusted Cost	= 132,336	Value Per SqFt		165.19	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,575		
Lot Value	66,655		
Indicated Value	198,230	165.19	Per SqFt
Agland Value			
Site Improvements	42,622		
Total Value	240,852	200.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	100410	860		860	19.27		16,572



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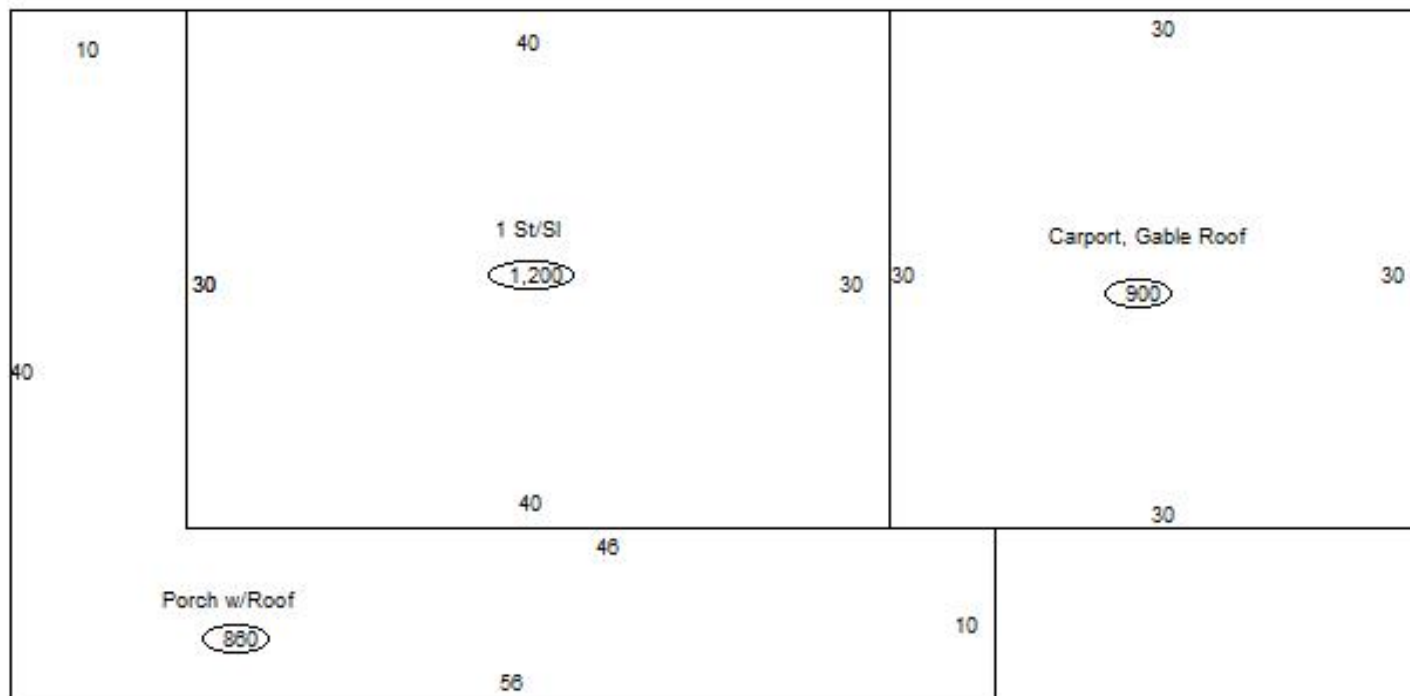
Date 04/18/2026

Time 06:51:18

Page 3

Sketch Image

660082881



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,200	1.000	1,200
2	M	PRCH		13	SLBC	860	1.000	860
3	G	3		13	Carport, Gable Roof	900	1.000	900
Total Building Area						1,200		1,200



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Time 06:51:18
Page 4

660082881

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (29.91 x 1,500)	44,865	44,865	2,243	42,622