



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:38:36
Page 1

Assessment Data					Primary Image				
Account	660095911								
Parcel ID	000000-00-0-00673-001-0017								
Cadastral ID	31-21-15-04710								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	333535								
SNIDER, JOHN & CINDA TRUST									
7030 N 196TH PL OWASSO OK 74055-0000									
Parcel Location									
Situs	07030 N 196TH PL								
Subdivision	RIDGE, THE								
Lot/Block	0017 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	31 / 21 / 15 / 5								
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25656335 -95.75388849									
RIDGE, THE BLOCK 1 LOT 17									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2013 07 18	R15-NEW 2505 SQ FT SFR	10/2013	06/2014	205,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOOFMAN, TODD & KELLY	02/03/2021	385,000	YES					
/	NATIONAL RES NOMINEE SERV INC	06/22/2020	365,000	YES					
/	JANSEN, WILLIAM FISCHER &	05/08/2020	365,000	7					
2615/882	JANSEN, WILLIAM FISCHER	02/17/2017		4					
2381/924	EXECUTIVE HOMES LLC	01/24/2014	323,500	YES					
2356/644	KNEES SHALL BOW LLC	09/12/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2022	Land Value	101,130	66,178	11%	7,280	Assessed	46,277 5,022.81	
Year Frozen	0	Improvements	380,517	354,521		38,997	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	481,647	420,699		46,277	Total Taxable	45,277 4,925.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095911	SNIDER, JOHN & CINDA	7	466,650	1000	43,930	4,778.00		
2024	2024-660095911	SNIDER, JOHN & CINDA	7	499,299	1000	42,621	4,718.00		
2023	2023-660095911	SNIDER, JOHN & CINDA	7	385,000	0	42,350	4,574.00		
2022	2022-660095911	SNIDER, JOHN & CINDA	7	385,000	0	42,350	4,754.00		
2021	2021-660095911	SNIDER, JOHN & CINDA	7	372,270	1000	39,950	4,450.00		
2020	2020-660095911	HOOFMAN, TODD & KELLY	7	340,378	1000	35,723	3,975.00		
2019	2019-660095911	JANSEN, WILLIAM FISCHER &	7	324,126	1000	34,654	3,859.00		
2018	2018-660095911	JANSEN, WILLIAM FISCHER &	7	327,800	1000	35,058	3,778.00		
2017	2017-660095911	JANSEN, WILLIAM FISCHER &	7	325,173	1000	34,769	3,781.00		
2016	2016-660095911	JANSEN, WILLIAM FISCHER	7	317,148	1000	33,886	3,688.00		
2015	2015-660095911	JANSEN, WILLIAM FISCHER	7	324,098	0	35,651	3,890.00		
2014	2014-660095911	JANSEN, WILLIAM FISCHER	7	9,770	0	1,075	118.00		



Rogers

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Date 04/18/2026
Time 08:38:36
Page 2

Lot Data	Square-Foot - NBHD 1074 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.7739	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAND USE 0	
Method	Square-Foot	
Base Lot Value	33,710.00 x 3.00 = 101,130	
Factor Value		
Adjustments	1.0000	
Lot Value	101,130	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,508 / 2,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	389,285	155.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	474,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.04	Total Misc Impr	+	20,146			
Roofing Adj	+ 5.82	Garage Cost	+	31,151			
Subfloor Adj	+ -4.59	Total RCN	=	403,997			
Heat/Cool Adj	+ 16.31	Depreciation (9%)	-	36,360			
Plumbing Adj	+ 10.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	367,637			
Adj Base Cost	= 140.63	Lot Value	+	101,130			
Total Area	x 2,508	Indicated Value	=	468,767			
Adjusted Cost	= 352,700	Value Per SqFt		186.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	367,637		
Lot Value	101,130		
Indicated Value	468,767	186.91	Per SqFt
Agland Value			
Site Improvements	12,880		
Total Value	481,647	192.04	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	119681		249	249	32.10		7,993
PRCH	SLAB PORCH - COVERED	119683		70	70	32.97		2,308
PATO	SLAB PORCH - OPEN	140092	14x14		196	13.27		2,601



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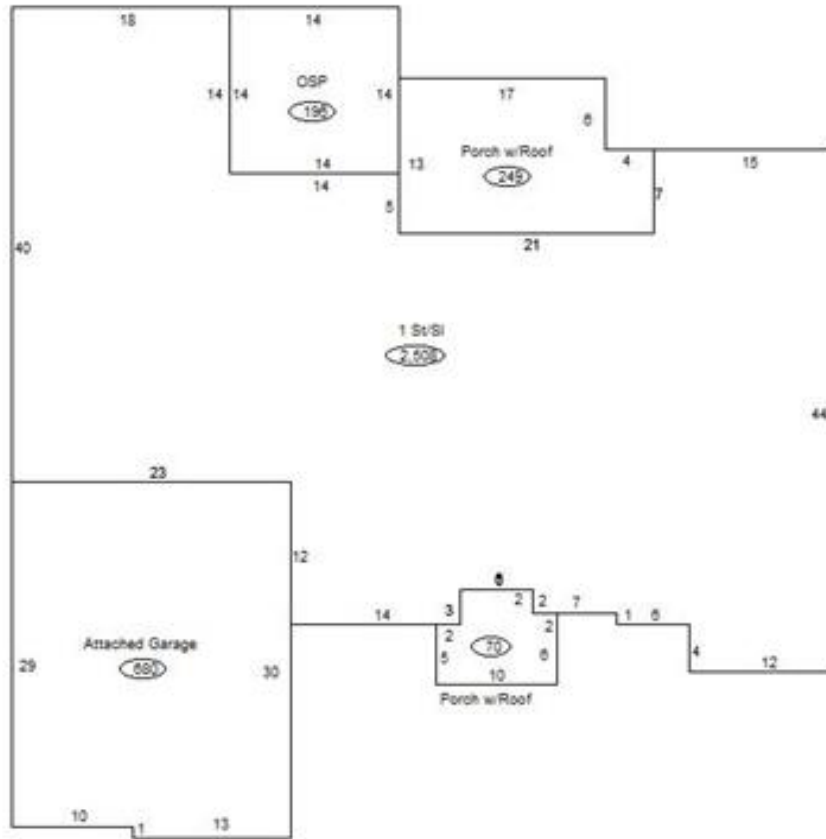
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Date 04/18/2026
 Time 08:38:36
 Page 3

Sketch Image

660095911



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,508	1.000	2,508
2	M	PRCH		13	SLBC	249	1.000	249
3	G	1		13	Attached Garage	680	1.000	680
4	M	PRCH		13	SLBC	70	1.000	70
5	M	PATO		13	Open Slab	196	1.000	196
Total Building Area						2,508		2,508



Rogers


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Date 04/18/2026
Time 08:38:36
Page 4

660095911

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	14x20x0			280
	Qual 4	Cond 3	Year 2022	Eff Age 3		
		0				
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (48.42 x 280)	13,558	13,558	678	12,880