



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	660101818								
Parcel ID	22N15E-22-3-00000-000-0002								
Cadastral ID	22-22-15-01113								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	346489								
LETBETTER, JESSE									
16935 S 4102 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	16935 S 4102 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.97 - Acres						
Sec/Twn/Rng	22 / 22 / 15 / 3								
Neighborhood	6020 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.36587441 -95.69941282									
TR DESC 2723-92 AS COMM SW/C SW; N88.3304E 1314.67' TO SW/C SE SW POB; N01.3142W 341.18'; N86.1711E 277.31'; N88.3533E 94.90'; S01.3142E 352.13'; S88.3304W 372.01' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21- NEW MH	06/2020	12/2020						
R19	R20- SPLIT	08/2018	04/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SCHELL, STEPHEN	02/20/2025	220,000	WG					
/	SNYDER, JAMES G &	08/11/2022	200,000	19					
2723/92	BEGLEY, CHRISTOPHER &	07/11/2018	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2026	Land Value	107,566	107,566	11%	11,832	Assessed	24,200 2,617.99	
Year Frozen		Improvements	112,434	112,434		12,368	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	220,000	220,000		24,200	Total Taxable	23,200 2,524.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101818	LETBETTER, JESSE	10	213,546	1000	22,009	2,395.00		
2024	2024-660101818	SCHELL, STEPHEN	10	203,083	1000	21,339	2,249.00		
2023	2023-660101818	SCHELL, STEPHEN	10	203,083	1000	21,339	2,233.00		
2022	2022-660101818	SCHELL, STEPHEN	10	53,298	1000	4,862	517.00		
2021	2021-660101818	SNYDER, JAMES G &	0	55,010	1000	5,051	438.00		
2020	2020-660101818	SNYDER, JAMES G &	10	321	0	35	3.00		
2019	2019-660101818	SNYDER, JAMES G &	10	321	0	35	3.00		
2018	2018-660101818	SNYDER, JAMES G &	10	321	0	35	3.00		



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Lot Data		Square-Foot - NBHD 6020 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	130,395.00 x .32 = 41,325							
Factor Value				GRM Approach				
Adjustments	2.6029			GRM Code				
Lot Value	107,566			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area	/			Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn	/			Improvements				
Bed/F/H Bath	/ /			Lot Value	107,566			
Basement Area				Indicated Value	107,566	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	/			Total Value	107,566	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	+ 107,566					
Total Area	x	Indicated Value	= 107,566					
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
	STF	STG FAIR	0x0x0			
	Qual	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		\\tsclient\T\TOMMY DUNLAP\New folder (70)\IMG_0004.JPG 6/10/2022	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 70 x 18	Indicated Value	
Condition	6 - Excellent	Multiple Regression	
Quality	6 - Excellent	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Single Wide	Indicated Value	
Exterior Wall	100% Frame, Plywood or Hardboard	Direct Comparables	
Base/Total Area	1,260 / 1,260	Selection Model 1 Res	
Style	100% Single Wide	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	/ /	Improvements 112,434	
Basement Area		Lot Value	
Garage Type		Indicated Value 112,434 89.23 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	2020 / 2	Site Improvements	
Cost Approach		Total Value 112,434 89.23 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	52.40	Total Misc Impr	+ 0
Roofing Adj	+ 5.04	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 120,897
Heat/Cool Adj	+ 6.38	Depreciation (7%)	- 8,463
Plumbing Adj	+ 32.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,434
Adj Base Cost	= 95.95	Lot Value	+ 112,434
Total Area	x 1,260	Indicated Value	= 112,434
Adjusted Cost	= 120,897	Value Per SqFt	89.23
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	13		10	Singlewide	1,260	1.000	1,260
Total Building Area						1,260		1,260



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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
		NTV PST					0	0	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0