



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:59:42
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Assessment Data				Primary Image					
Account	660103158			No Image On File					
Parcel ID	22N16E-34-1-00000-001-0000								
Cadastral ID	34-22-16-03736								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	271657								
SNIPES, BRET E									
18405 QUAIL CREEK RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	1.31 - Acres						
Sec/Twn/Rng	34 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34627136 -95.58392220									
N 428.45' E 305' SW NE LESS N 241.45' THEREOF.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R22- SPLIT	10/2019	12/2021						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SNIPES, BRET E	08/27/2019	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	2000	Land Value	32,183	22,257	11%	2,448	Assessed	2,448	216.21
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	32,183	22,257		2,448	Total Taxable	2,448	216.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103158	SNIPES, BRET E	9	32,183	0	2,332	206.00		
2024	2024-660103158	SNIPES, BRET E	9	32,183	0	2,221	197.00		
2023	2023-660103158	SNIPES, BRET E	9	27,015	0	2,115	192.00		
2022	2022-660103158	SNIPES, BRET E	9	27,015	0	2,014	185.00		
2021	2021-660103158	SNIPES, BRET E	9	27,015	0	1,919	169.00		
2020	2020-660103158	SNIPES, BRET E	9	26,860	0	1,827	166.00		
2019	2019-660103158	SNIPES, BRET E	9	26,550	0	1,740	156.00		



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image			
Lot Size	0	0					
Lot Count	0						
Units Buildable	0						
Non-Ag Acres	1.2389						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY		5				
			0				
Method	Square-Foot						
Base Lot Value	53,965.00 x .80 = 42,911						
Factor Value	-10,728						
Adjustments	1.0000						
Lot Value	32,183						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	NewTest		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	32,183		
Year/Eff Age /				Indicated Value	32,183	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	32,183	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	+ 32,183				
Total Area	x	Indicated Value	= 32,183				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value