



# 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	660108526			<p>660108526_002.JPG 12/8/2025</p>						
Parcel ID	20N17E-05-4-00000-002-0000									
Cadastral ID	05-20-17-01230									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	342865									
SNYDER, BRANDON M & LINDSEY R										
17877 E 540 RD										
INOLA OK 74036-0000										
<b>Parcel Location</b>										
Situs	17877 E 540 RD									
Subdivision										
Lot/Block	/	Parcel Size	3.5 - Acres							
Sec/Twn/Rng	5 / 20 / 17 / 4									
Neighborhood	2017 - UNPLATTED LAND									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.23581473 -95.51424845				<b>Building Permits</b>						
TR DESC 2023-013487 AS COMM SE/C SEC; S88.3729W 661.62' TO POB; S88.3729W 275.47'; N01.3022W 553.29'; N88.3729E 275.47'; S01 3022E 553.29' TO POB.				Number	Description	Opened	Closed	Amount		
				S23	S24 SPLIT	11/2023	12/2023			
<b>Exemptions</b>				<b>Sale History</b>						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	CLINTON, ALICE	10/04/2023	62,000	11	
<b>Parcel Valuation</b>										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024	Land Value	294	294	11%	32	Assessed	14,796	1,228.81	
Year Frozen		Improvements	198,229	134,219		14,764	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	198,523	134,513		14,796	Total Taxable	14,796	1,229.00	
<b>Assessment History</b>										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108526	SNYDER, BRANDON M & LINDSEY R			5	130,596	0	14,365	1,193.00	
2024	2024-660108526	SNYDER, BRANDON M & LINDSEY R			5	138,280	0	15,210	1,269.00	



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Lot Data	
Units-Buildable	UNPLATTED LAND (UNITS BUILDABLE)
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	120.00	Total Misc Impr	+ 7,840				
Roofing Adj	+ 5.46	Garage Cost	+ 25,089				
Subfloor Adj	+ 0.00	Total RCN	= 280,067				
Heat/Cool Adj	+ 14.47	Depreciation ( 48%)	- 134,432				
Plumbing Adj	+ 7.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 145,635				
Adj Base Cost	= 147.81	Lot Value	+ 145,635				
Total Area	x 1,672	Indicated Value	= 145,635				
Adjusted Cost	= 247,138	Value Per SqFt	87.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,635		
Lot Value			
Indicated Value	145,635	87.10	Per SqFt
Agland Value	294		
Site Improvements	52,594		
Total Value	198,523	118.73	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	9017	8x6		48	29.38		1,410



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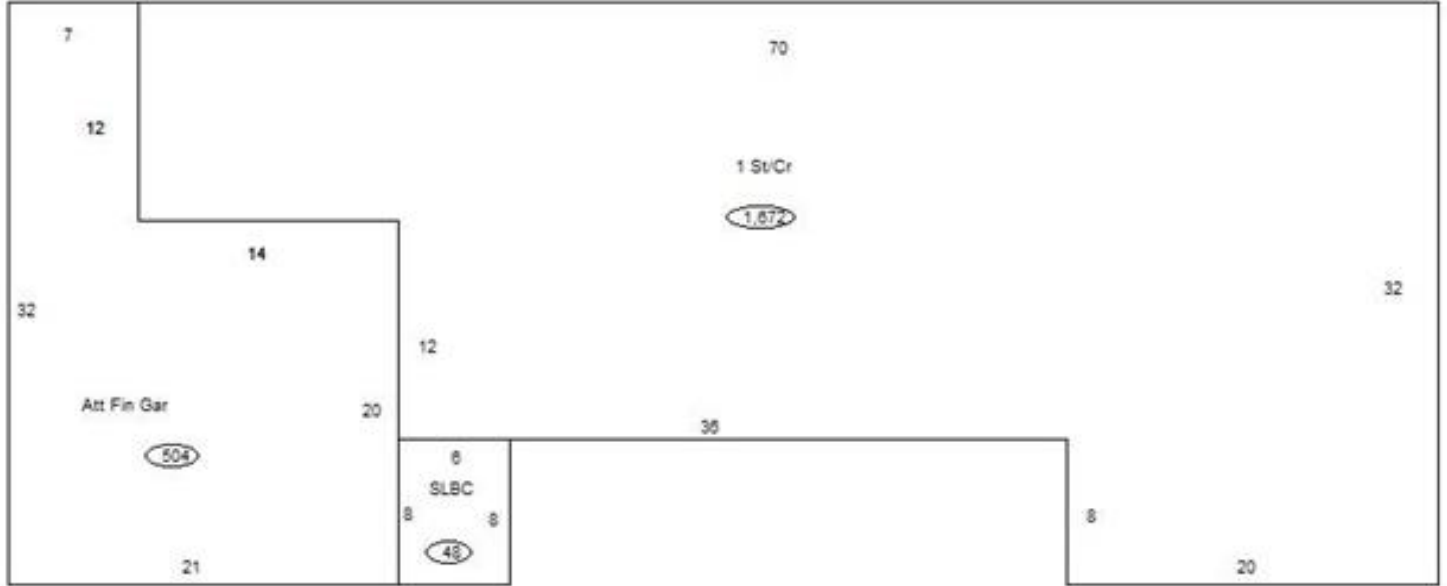
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,672	1.000	1,672
2	G	5		10	Att Fin Gar	504	1.000	504
3	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						1,672		1,672



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x100x10	Dirt	Galvanized Metal	3,000
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	
	Base Cost (17.00 x 3,000)	51,000		51,000	31,110	19,890
	BNGP	Barn - General Purpose	26x40x10	Dirt	Formed Metal	1,040
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	
	Base Cost (22.42 x 1,040)	23,317		23,317	14,223	9,094
	BNGP	Barn - General Purpose	16x146x8	Dirt	Galvanized Metal	2,336
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	
	Base Cost (17.24 x 2,336)	40,273		40,273	24,567	15,706
	BNGP	Barn - General Purpose	20x20x8	Dirt	Galvanized Metal	400
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	
	Base Cost (23.99 x 400)	9,596		9,596	5,854	3,742
	BNGP	Barn - General Purpose	30x20x8	Dirt	Galvanized Metal	600
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>	
	Base Cost (20.40 x 600)	12,240		12,240	8,078	4,162



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			1.000	54	54	54	54
<b>TMBR Totals</b>						1.000			54	54
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.000	72	72	144	144
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			.500	192	192	96	96
<b>NTV PST Totals</b>						2.500			240	240
<b>Total Agland</b>						3.500			294	294