



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																	
Account 660000823 Parcel ID 000000-00-0-00807-002-0015 Cadastral ID 01-22-15-03120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 334261 SHINN, SUSAN 13102 S REDBUD ST CLAREMORE OK 74017-0000 Parcel Location Situs 13102 S REDBUD ST Subdivision TACORA HILLS Lot/Block 0015 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lot/Long: 36.41942419 -95.65893404																																																						
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 colspan="5"> </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	No	1,000		/	SHINN, PHILIP	04/27/2021	0	4																																													
					/	SHINN, ROCKIE EARL &	03/09/2020	0	4																																													
					2266/65	LARBY, STEVEN P	08/20/2012	130,000	YES																																													
					1912/468	CLARK, KENNETH K & MARIAN-W	11/05/2007	141,000	11																																													
					952/278	HATCH, MORTON W	03/25/1994	85,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 114,345</td> <td>57,645</td> <td>11%</td> <td>6,341</td> <td>Assessed</td> <td>16,772</td> <td>1,716.30</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 94,830</td> <td>94,830</td> <td></td> <td>10,431</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 209,175</td> <td>152,475</td> <td></td> <td>16,772</td> <td>Total Taxable</td> <td>16,772</td> <td>1,716.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	2013	Land Value 114,345	57,645	11%	6,341	Assessed	16,772	1,716.30	Year Frozen	0	Improvements 94,830	94,830		10,431	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 209,175	152,475		16,772	Total Taxable	16,772	1,716.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000823	SHINN, SUSAN	11	206,196	0	15,974	1,635.00																																															
2024	2024-660000823	SHINN, SUSAN	11	212,444	0	15,214	1,562.00																																															
2023	2023-660000823	SHINN, SUSAN	11	131,715	0	14,489	1,518.00																																															
2022	2022-660000823	SHINN, SUSAN	11	133,678	0	14,705	1,551.00																																															
2021	2021-660000823	SHINN, SUSAN	11	142,844	0	15,713	1,600.00																																															
2020	2020-660000823	SHINN, PHILIP	11	143,514	0	15,787	1,659.00																																															
2019	2019-660000823	SHINN, ROCKIE EARL &	11	138,926	0	15,282	1,585.00																																															
2018	2018-660000823	SHINN, ROCKIE EARL &	11	142,088	0	15,630	1,638.00																																															
2017	2017-660000823	SHINN, ROCKIE EARL &	11	141,107	0	15,522	1,589.00																																															
2016	2016-660000823	SHINN, ROCKIE EARL &	11	136,395	0	15,003	1,544.00																																															
2015	2015-660000823	SHINN, ROCKIE EARL &	11	133,874	0	14,726	1,530.00																																															
2014	2014-660000823	SHINN, ROCKIE EARL &	11	136,707	0	15,038	1,564.00																																															
2013	2013-660000823	SHINN, ROCKIE EARL &	11	131,710	0	14,488	1,481.00																																															



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Lot Data	Square-Foot - NBHD 1085 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8333	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	36,300.00 x 3.15 = 114,345	
Factor Value		
Adjustments	1.0000	
Lot Value	114,345	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,218 / 1,218
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	2 / 2.0 /
Basement Area	
Garage Type	423 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



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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	133,731	109.80	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.67	Total Misc Impr	+	14,706	
Roofing Adj	+ 4.74	Garage Cost	+	12,157	
Subfloor Adj	+ 1.22	Total RCN	=	182,365	
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	87,535	
Plumbing Adj	+ 8.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	94,830	
Adj Base Cost	= 127.67	Lot Value	+	114,345	
Total Area	x 1,218	Indicated Value	=	209,175	
Adjusted Cost	= 155,502	Value Per SqFt		171.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,830		
Lot Value	114,345		
Indicated Value	209,175	171.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,175	171.74	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	2424		1182	1,182	8.13		9,610



Rogers

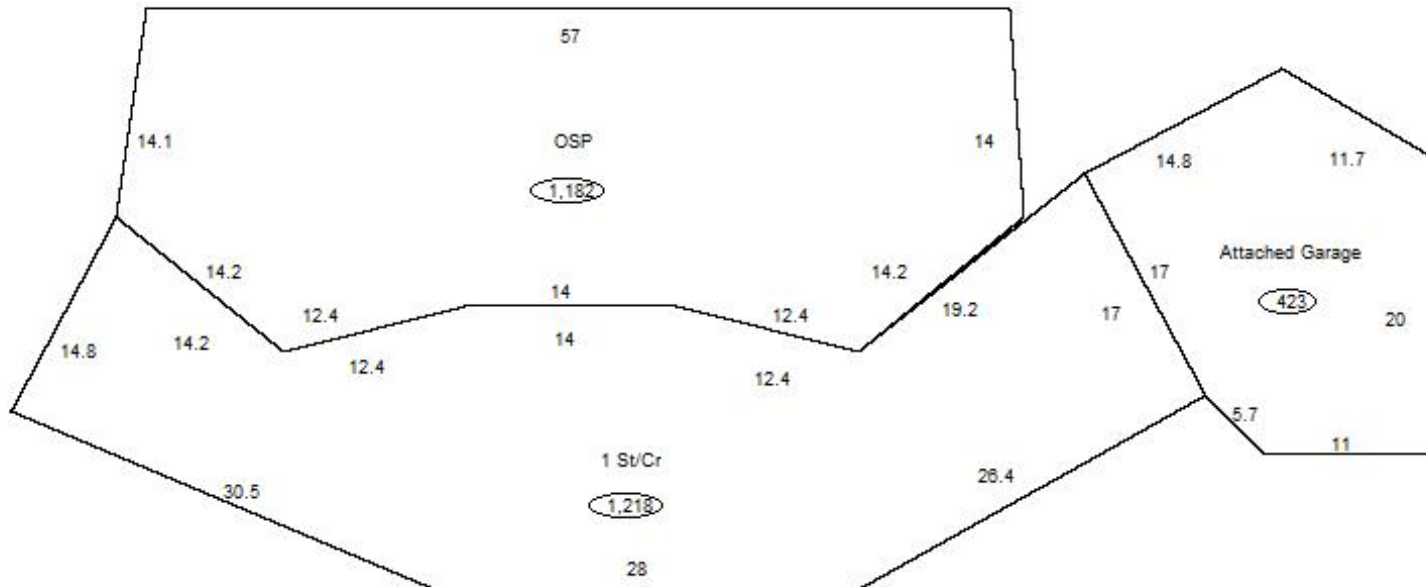
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Sketch Image

660000823



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,218	1.000	1,218
2	G	1		13	Attached Garage	423	1.000	423
3	M	PATO		13	Open Slab	1,182	1.000	1,182
Total Building Area						1,218		1,218