



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:18
Page 1

Assessment Data					Primary Image														
Account 660002073 Parcel ID 000000-00-0-00621-004-0001 Cadastral ID 03-20-15-05030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 252909 SHAHAN, KAREN L (BURNETTE)																			
25944 S CLAYTON AVE CLAREMORE OK 74019-0000																			
Parcel Location Situs 25944 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 043.J 4/26/2017														
Legal Description Lot/Long: 36.23673320 -95.69284993					Building Permits														
LOT 1 BLOCK 4 PORT ESTATES ONE					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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	Yes	1,000	1,000	892/878	WARREN, JAMES DAVID	09/11/1992	65,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	26,558	20,681	11%	2,275	Assessed	15,265	1,589.57										
Year Frozen	0	Improvements	126,474	118,087		12,990	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	153,032	138,768		15,265	Total Taxable	14,265	1,502.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002073	SHAHAN, KAREN L (BURNETTE)			4	149,002	1000	13,820	1,456.00										
2024	2024-660002073	SHAHAN, KAREN L (BURNETTE)			4	157,875	1000	13,388	1,293.00										
2023	2023-660002073	SHAHAN, KAREN L (BURNETTE)			4	126,994	1000	12,969	1,235.00										
2022	2022-660002073	SHAHAN, KAREN L (BURNETTE)			4	129,106	1000	13,202	1,279.00										
2021	2021-660002073	SHAHAN, KAREN L (BURNETTE)			4	135,614	1000	13,737	1,296.00										
2020	2020-660002073	SHAHAN, KAREN L (BURNETTE)			4	133,385	1000	13,308	1,258.00										
2019	2019-660002073	SHAHAN, KAREN L (BURNETTE)			4	130,002	1000	12,892	1,238.00										
2018	2018-660002073	SHAHAN, KAREN L (BURNETTE)			4	134,180	1000	12,487	1,200.00										
2017	2017-660002073	SHAHAN, KAREN L (BURNETTE)			4	133,052	1000	12,094	1,166.00										
2016	2016-660002073	SHAHAN, KAREN L (BURNETTE)			4	129,636	1000	11,713	1,133.00										
2015	2015-660002073	SHAHAN, KAREN L (BURNETTE)			4	125,749	1000	11,342	1,105.00										
2014	2014-660002073	SHAHAN, KAREN L (BURNETTE)			4	126,754	1000	10,983	1,014.00										
2013	2013-660002073	SHAHAN, KAREN L (BURNETTE)			4	118,623	1000	10,634	1,017.00										




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:18
Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8129 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 35,410.00 x .75 = 26,558 Factor Value Adjustments 1.0000 Lot Value 26,558		 <p>\\tsclient\C\Users\rln\Pictures\2017-04-25 04-25-17\04-25-17 043.J 4/26/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,912 / 1,912
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,912
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	94.27	Total Misc Impr	+ 7,984				
Roofing Adj	+ 3.78	Garage Cost	+ 13,772				
Subfloor Adj	+ 0.00	Total RCN	= 241,579				
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 115,958				
Plumbing Adj	+ 6.62	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,621				
Adj Base Cost	= 114.97	Lot Value	+ 26,558				
Total Area	x 1,912	Indicated Value	= 152,179				
Adjusted Cost	= 219,823	Value Per SqFt	79.59				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	159,903 83.63 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	174,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	125,621
Lot Value	26,558
Indicated Value	152,179 79.59 Per SqFt
Agland Value	
Site Improvements	853
Total Value	153,032 80.04 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	4,576.55		4,577
PATO	SLAB PORCH - OPEN	5619	15x10		150	9.83		1,475
PRCH	SLAB PORCH - COVERED	5620	23x4		92	21.00		1,932



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

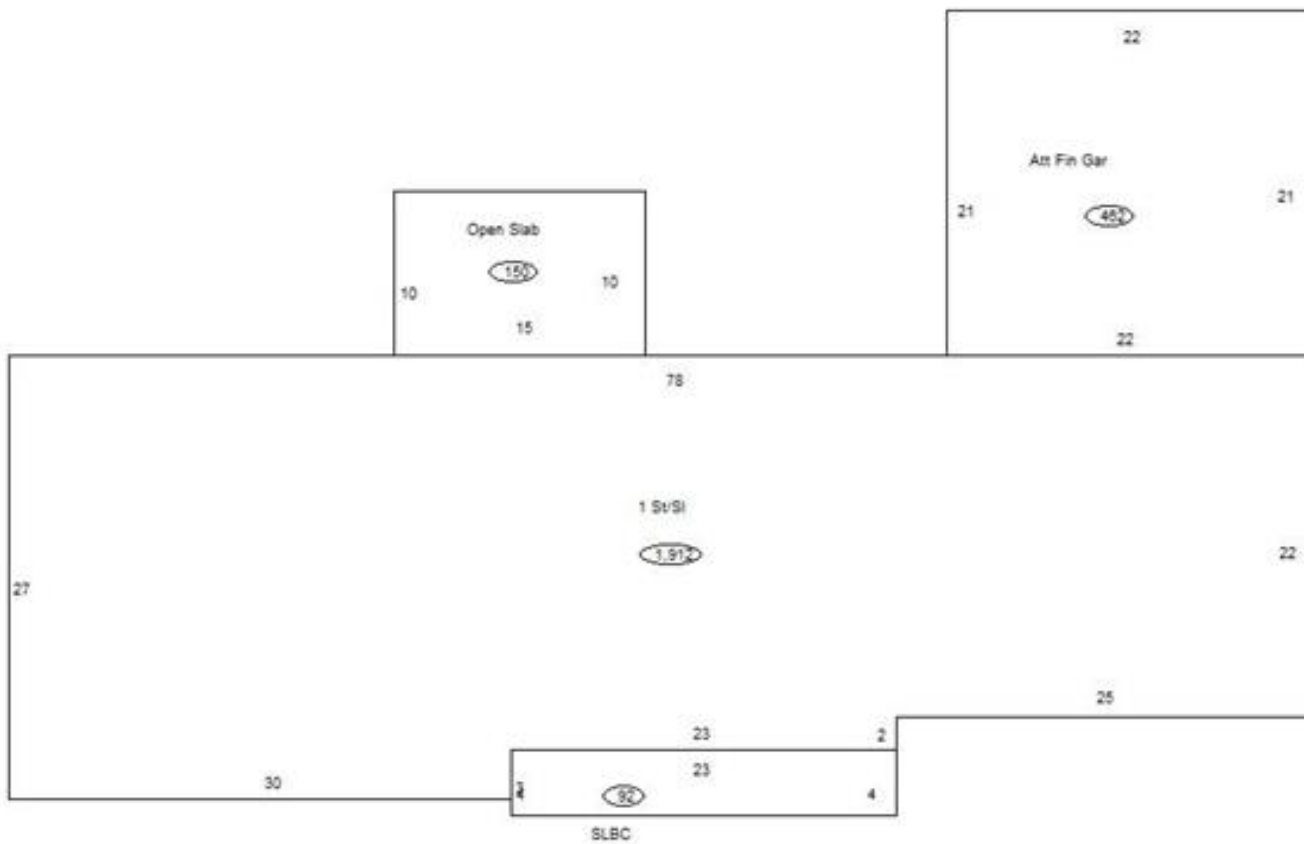
Date 04/17/2026

Time 02:12:18

Page 3

Sketch Image

660002073



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,912	1.000	1,912
2	G	5		10	Att Fin Gar	462	1.000	462
3	M	PATO		10	Open Slab	150	1.000	150
4	M	PRCH		10	SLBC	92	1.000	92
Total Building Area						1,912		1,912



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:12:18
Page 4

660002073

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Galvanized Metal	120
	Qual	2	Cond	2	Year	2003
				Eff Age	23	

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (20.32 x 120)	2,438		2,438	1,585
				853