



# 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	660003821				<p>\\tsclient\C\Users\KW\Pictures\2000-12\PC100082.JPG 10/17/2019</p>				
Parcel ID	000000-00-0-10050-004-0004								
Cadastral ID	05-21-16-00660								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	349314								
KUHLMANN, LUTHER A & LIBERTY A ASHEPAK									
1112 W 20TH ST N CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01112 W 20TH ST N								
Subdivision	CHAMBERS TERRACE II								
Lot/Block	0004 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32896721 -95.62232550									
Building Permits									
LOT 4 BLOCK 4 CHAMBERS TERRACE II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	SHANNON, DAVID GARY & WANDA J	02/04/2026	240,000	YES
					2241/742	SHANNON, DAVID GARY &	12/03/2014	0	4
					796/9			56,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2027	Land Value	46,450	32,094	11%	3,530	Assessed	16,786	1,551.53
Year Frozen	0	Improvements	122,861	120,508		13,256	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	169,311	152,602		16,786	Total Taxable	16,786	1,552.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003821	SHANNON, DAVID GARY & WANDA J			17	165,276	0	15,987	1,478.00
2024	2024-660003821	SHANNON, DAVID GARY & WANDA J			17	168,090	0	15,226	1,407.00
2023	2023-660003821	SHANNON, DAVID GARY & WANDA J			17	138,687	0	14,500	1,328.00
2022	2022-660003821	SHANNON, DAVID GARY & WANDA J			17	125,548	0	13,810	1,278.00
2021	2021-660003821	SHANNON, DAVID GARY & WANDA J			17	131,060	0	13,673	1,207.00
2020	2020-660003821	SHANNON, DAVID GARY & WANDA J			17	126,445	0	13,022	1,192.00
2019	2019-660003821	SHANNON, DAVID GARY & WANDA J			17	112,746	0	12,402	1,149.00
2018	2018-660003821	SHANNON, DAVID GARY & WANDA J			17	117,424	0	12,917	1,194.00
2017	2017-660003821	SHANNON, DAVID GARY & WANDA J			17	116,445	0	12,809	1,176.00
2016	2016-660003821	SHANNON, DAVID GARY & WANDA J			17	113,529	0	12,488	1,172.00
2015	2015-660003821	SHANNON, DAVID GARY & WANDA J			17	110,083	0	12,109	1,092.00
2014	2014-660003821	SHANNON, DAVID GARY			17	113,313	0	12,339	1,144.00
2013	2013-660003821	SHANNON, DAVID GARY			17	106,829	0	11,751	1,075.00




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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10000 <b>Non-Ag Acres</b> 0.2187 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,528.00 x 4.88 = 46,450 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,450		 <p>\\tsclient\C\Users\K\W\Pictures\2000-12\PC100082.JPG 10/17/2019</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Frame, Siding, Wood
<b>Base/Total Area</b>	1,536 / 1,536
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,536
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	105.97	<b>Total Misc Impr</b>	+ 6,861
<b>Roofing Adj</b>	+ 4.49	<b>Garage Cost</b>	+ 12,931
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 219,395
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 96,534
<b>Plumbing Adj</b>	+ 9.17	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,861
<b>Adj Base Cost</b>	= 129.95	<b>Lot Value</b>	+ 46,450
<b>Total Area</b>	x 1,536	<b>Indicated Value</b>	= 169,311
<b>Adjusted Cost</b>	= 199,603	<b>Value Per SqFt</b>	110.23

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	162,246	105.63	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	180,150 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	122,861		
<b>Lot Value</b>	46,450		
<b>Indicated Value</b>	169,311	110.23	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	169,311	110.23	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
PRCH	SLAB PORCH - COVERED	9519		24	24	24.19		581
PATO	SLAB PORCH - OPEN	9520	11x10		110	10.76		1,184



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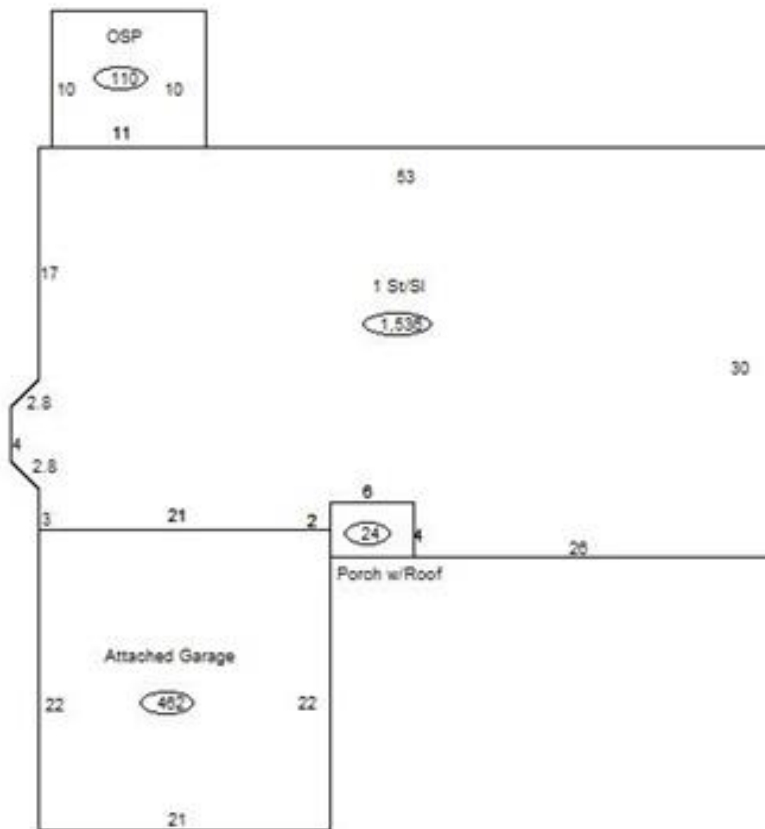
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### Sketch Image

660003821



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,536	1.000	1,536
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	110	1.000	110
<b>Total Building Area</b>						<b>1,536</b>		<b>1,536</b>