



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:00:11  
Page 1

Assessment Data					Primary Image				
Account	660003884				<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0039.JPG 4/21/2023</p>				
Parcel ID	000000-00-0-10350-002-0021								
Cadastral ID	05-21-16-01290								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	348955								
CBJ REED PROPERTIES LLC									
18805 TIMBERLAKE DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01413 W 17TH ST N								
Subdivision	PARKWAY								
Lot/Block	0021 / 0002	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: 36.32567567 -95.62573450									
Building Permits									
LOT 21 BLOCK 2 PARKWAY									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SHANNON, DAVID GARY & WANDA J	12/08/2025	1,500,000	WG
					2241/742	SHANNON, DAVID GARY &	12/03/2014	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2026	Land Value	58,890	58,890	11%	6,478	Assessed	24,555	2,269.62
Year Frozen	0	Improvements	164,339	164,339		18,077	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	223,229	223,229		24,555	Total Taxable	24,555	2,270.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003884	SHANNON, DAVID GARY & WANDA J			17	190,172	0	15,820	1,462.00
2024	2024-660003884	SHANNON, DAVID GARY & WANDA J			17	188,485	0	15,067	1,392.00
2023	2023-660003884	SHANNON, DAVID GARY & WANDA J			17	151,271	0	14,349	1,314.00
2022	2022-660003884	SHANNON, DAVID GARY & WANDA J			17	124,235	0	13,666	1,265.00
2021	2021-660003884	SHANNON, DAVID GARY & WANDA J			17	134,020	0	14,742	1,302.00
2020	2020-660003884	SHANNON, DAVID GARY & WANDA J			17	134,989	0	14,849	1,360.00
2019	2019-660003884	SHANNON, DAVID GARY & WANDA J			17	128,592	0	14,145	1,310.00
2018	2018-660003884	SHANNON, DAVID GARY & WANDA J			17	136,873	0	15,056	1,391.00
2017	2017-660003884	SHANNON, DAVID GARY & WANDA J			17	135,728	0	14,886	1,367.00
2016	2016-660003884	SHANNON, DAVID GARY & WANDA J			17	129,700	0	14,177	1,331.00
2015	2015-660003884	SHANNON, DAVID GARY & WANDA J			17	125,907	0	13,502	1,218.00
2014	2014-660003884	SHANNON, DAVID GARY			17	129,045	0	12,859	1,192.00
2013	2013-660003884	SHANNON, DAVID GARY			17	124,120	0	12,247	1,121.00



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Date 04/17/2026  
Time 07:00:12  
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 12000 <b>Non-Ag Acres</b> 0.2613 <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> 11,384.00 x 4.53 = 51,554 <b>Factor Value</b> <b>Adjustments</b> 1.1423 <b>Lot Value</b> 58,890		

Residential Data	
<b>Type</b>	5 Duplex
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Vinyl 20% Veneer, Masonry
<b>Base/Total Area</b>	1,936 / 1,936
<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>	1,936
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1986 / 30

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> 222,332 114.84 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.88	<b>Total Misc Impr</b>	+ 10,460				
<b>Roofing Adj</b>	+ 4.01	<b>Garage Cost</b>	+ 20,835				
<b>Subfloor Adj</b>	+ -0.80	<b>Total RCN</b>	= 283,343				
<b>Heat/Cool Adj</b>	+ 11.69	<b>Depreciation ( 42%)</b>	- 119,004				
<b>Plumbing Adj</b>	+ 7.41	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 164,339				
<b>Adj Base Cost</b>	= 130.19	<b>Lot Value</b>	+ 58,890				
<b>Total Area</b>	x 1,936	<b>Indicated Value</b>	= 223,229				
<b>Adjusted Cost</b>	= 252,048	<b>Value Per SqFt</b>	115.30				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 164,339 <b>Lot Value</b> 58,890 <b>Indicated Value</b> 223,229 115.30 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 223,229 115.30 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9790	148		148	26.18		3,875
PRCH	SLAB PORCH - COVERED	9791	148		148	26.18		3,875
PATO	SLAB PORCH - OPEN	9792	12x10		120	11.29		1,355
PATO	SLAB PORCH - OPEN	9793	12x10		120	11.29		1,355



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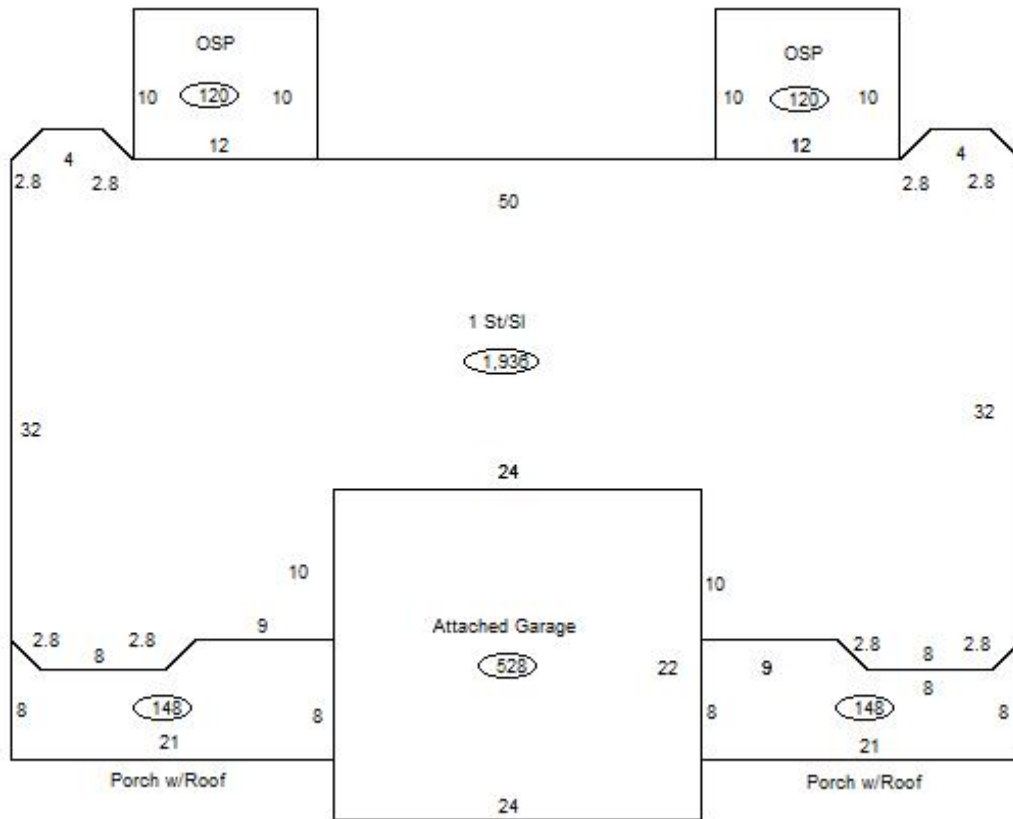
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Date 04/17/2026  
 Time 07:00:12  
 Page 3

Sketch Image

660003884



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PRCH		13	SLBC	148	1.000	148
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,936		1,936