



# 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	660003885													
Parcel ID	000000-00-0-10350-002-0022													
Cadastral ID	05-21-16-01300													
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	01411 W 17TH ST N													
Subdivision	PARKWAY													
Lot/Block	0022 / 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: 36.32569790 -95.62549312														
Building Permits														
LOT 22 BLOCK 2 PARKWAY														
<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					
					/	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	55,521	55,521	11%	6,107	Assessed	22,678	2,096.13					
Year Frozen	0	Improvements	150,649	150,649		16,571	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	206,170	206,170		22,678	Total Taxable	22,678	2,096.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003885	SHANNON, DAVID GARY & WANDA J	17	173,259	0	14,855	1,373.00							
2024	2024-660003885	SHANNON, DAVID GARY & WANDA J	17	170,073	0	14,149	1,308.00							
2023	2023-660003885	SHANNON, DAVID GARY & WANDA J	17	140,727	0	13,474	1,234.00							
2022	2022-660003885	SHANNON, DAVID GARY & WANDA J	17	116,664	0	12,833	1,188.00							
2021	2021-660003885	SHANNON, DAVID GARY & WANDA J	17	127,102	0	13,981	1,235.00							
2020	2020-660003885	SHANNON, DAVID GARY & WANDA J	17	127,961	0	14,076	1,289.00							
2019	2019-660003885	SHANNON, DAVID GARY & WANDA J	17	121,974	0	13,417	1,243.00							
2018	2018-660003885	SHANNON, DAVID GARY & WANDA J	17	129,950	0	14,295	1,321.00							
2017	2017-660003885	SHANNON, DAVID GARY & WANDA J	17	128,879	0	14,177	1,302.00							
2016	2016-660003885	SHANNON, DAVID GARY & WANDA J	17	123,234	0	13,556	1,272.00							
2015	2015-660003885	SHANNON, DAVID GARY & WANDA J	17	119,703	0	13,099	1,181.00							
2014	2014-660003885	SHANNON, DAVID GARY	17	122,644	0	12,476	1,157.00							
2013	2013-660003885	SHANNON, DAVID GARY	17	117,859	0	11,882	1,087.00							



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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> 0.2249 <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> 9,797.00 x 4.82 = 47,190 <b>Factor Value</b> <b>Adjustments</b> 1.1765 <b>Lot Value</b> 55,521		
<b>Residential Data</b> <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% Two Story <b>Exterior Wall</b> 80% Frame, Siding, Vinyl 20% Veneer, Masonry <b>Base/Total Area</b> 896 / 1,792 <b>Style</b> 100% Two Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 896 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 2 / 3.0 / <b>Basement Area</b> <b>Garage Type</b> 624 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> 220,311 122.94 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>	103.73	<b>Total Misc Impr</b>	+ 7,737
<b>Roofing Adj</b>	+ 2.33	<b>Garage Cost</b>	+ 23,774
<b>Subfloor Adj</b>	+ -0.47	<b>Total RCN</b>	= 259,740
<b>Heat/Cool Adj</b>	+ 11.69	<b>Depreciation ( 42%)</b>	- 109,091
<b>Plumbing Adj</b>	+ 10.08	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 150,649
<b>Adj Base Cost</b>	= 127.36	<b>Lot Value</b>	+ 55,521
<b>Total Area</b>	x 1,792	<b>Indicated Value</b>	= 206,170
<b>Adjusted Cost</b>	= 228,229	<b>Value Per SqFt</b>	115.05

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 150,649 <b>Lot Value</b> 55,521 <b>Indicated Value</b> 206,170 115.05 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 206,170 115.05 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9796	32x6		192	26.18		5,027
PATO	SLAB PORCH - OPEN	9798	12x10		120	11.29		1,355
PATO	SLAB PORCH - OPEN	9799	12x10		120	11.29		1,355



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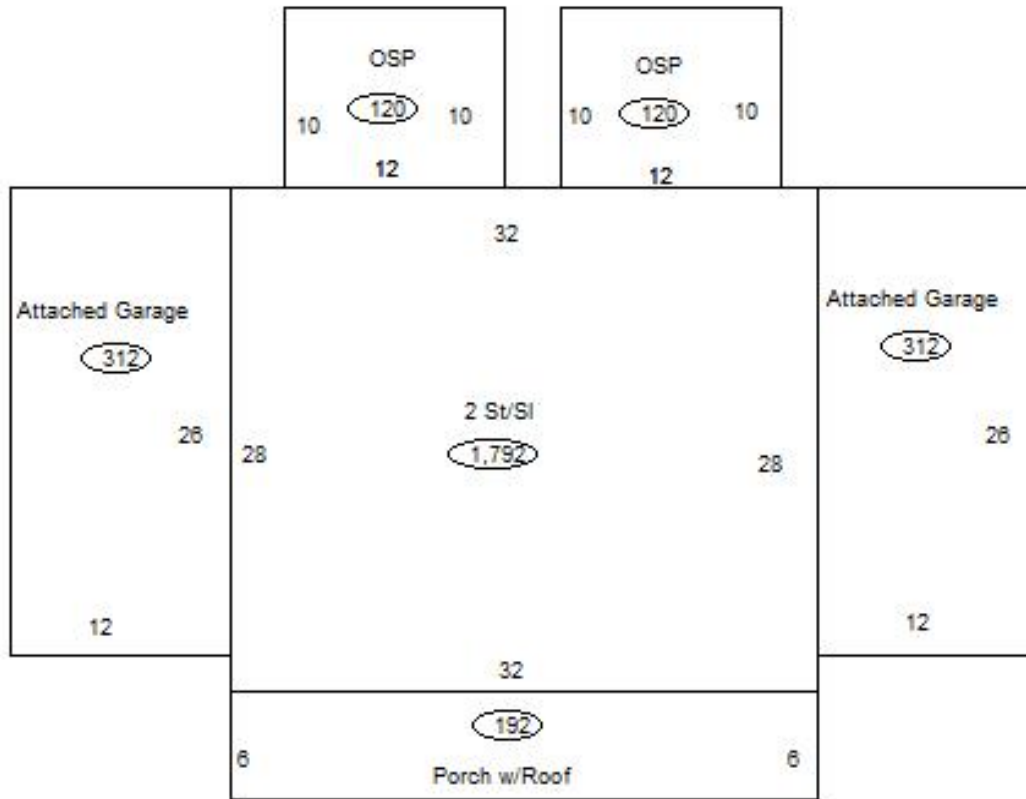
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### Sketch Image

660003885



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	896	2.000	1,792
2	G	1		13	Attached Garage	312	1.000	312
3	M	PRCH		13	SLBC	192	1.000	192
4	G	1		13	Attached Garage	312	1.000	312
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>						896		1,792