




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:00:05
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Assessment Data					Primary Image				
Account	660003888				 <p>04/21/2023 14:05</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0044.JPG 4/21/2023</p>				
Parcel ID	000000-00-0-10350-002-0025								
Cadastral ID	05-21-16-01330								
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	01405 W 17TH ST N								
Subdivision	PARKWAY								
Lot/Block	0025 / 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: 36.32564403 -95.62445954									
Building Permits									
LOT 25 BLOCK 2 PARKWAY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					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	56,474	56,474	11%	6,212	Assessed	25,463 2,353.55	
Year Frozen	0	Improvements	175,006	175,006		19,251	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	231,480	231,480		25,463	Total Taxable	25,463 2,354.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003888	SHANNON, DAVID GARY & WANDA J	17	189,044	0	16,868	1,559.00		
2024	2024-660003888	SHANNON, DAVID GARY & WANDA J	17	194,949	0	16,064	1,485.00		
2023	2023-660003888	SHANNON, DAVID GARY & WANDA J	17	162,096	0	15,299	1,401.00		
2022	2022-660003888	SHANNON, DAVID GARY & WANDA J	17	132,463	0	14,571	1,349.00		
2021	2021-660003888	SHANNON, DAVID GARY & WANDA J	17	142,770	0	15,705	1,387.00		
2020	2020-660003888	SHANNON, DAVID GARY & WANDA J	17	140,442	0	15,449	1,415.00		
2019	2019-660003888	SHANNON, DAVID GARY & WANDA J	17	136,761	0	15,044	1,393.00		
2018	2018-660003888	SHANNON, DAVID GARY & WANDA J	17	145,656	0	16,022	1,480.00		
2017	2017-660003888	SHANNON, DAVID GARY & WANDA J	17	144,393	0	15,316	1,407.00		
2016	2016-660003888	SHANNON, DAVID GARY & WANDA J	17	137,995	0	14,586	1,369.00		
2015	2015-660003888	SHANNON, DAVID GARY & WANDA J	17	133,909	0	13,892	1,253.00		
2014	2014-660003888	SHANNON, DAVID GARY	17	134,421	0	13,230	1,227.00		
2013	2013-660003888	SHANNON, DAVID GARY	17	129,191	0	12,600	1,153.00		



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2328		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,143.00 x 4.75 = 48,141		
Factor Value			
Adjustments	1.1731		
Lot Value	56,474		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,116 / 2,116
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,116
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,892	111.48	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	105.34	Total Misc Impr	+	8,994	
Roofing Adj	+ 3.97	Garage Cost	+	20,587	
Subfloor Adj	+ -1.58	Total RCN	=	296,620	
Heat/Cool Adj	+ 11.69	Depreciation (41%)	-	121,614	
Plumbing Adj	+ 6.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	175,006	
Adj Base Cost	= 126.20	Lot Value	+	56,474	
Total Area	x 2,116	Indicated Value	=	231,480	
Adjusted Cost	= 267,039	Value Per SqFt		109.40	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,006		
Lot Value	56,474		
Indicated Value	231,480	109.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,480	109.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9812	20x6		120	26.18		3,142
PRCH	SLAB PORCH - COVERED	9813	20x6		120	26.18		3,142
PATO	SLAB PORCH - OPEN	9814	12x10		120	11.29		1,355
PATO	SLAB PORCH - OPEN	9815	12x10		120	11.29		1,355



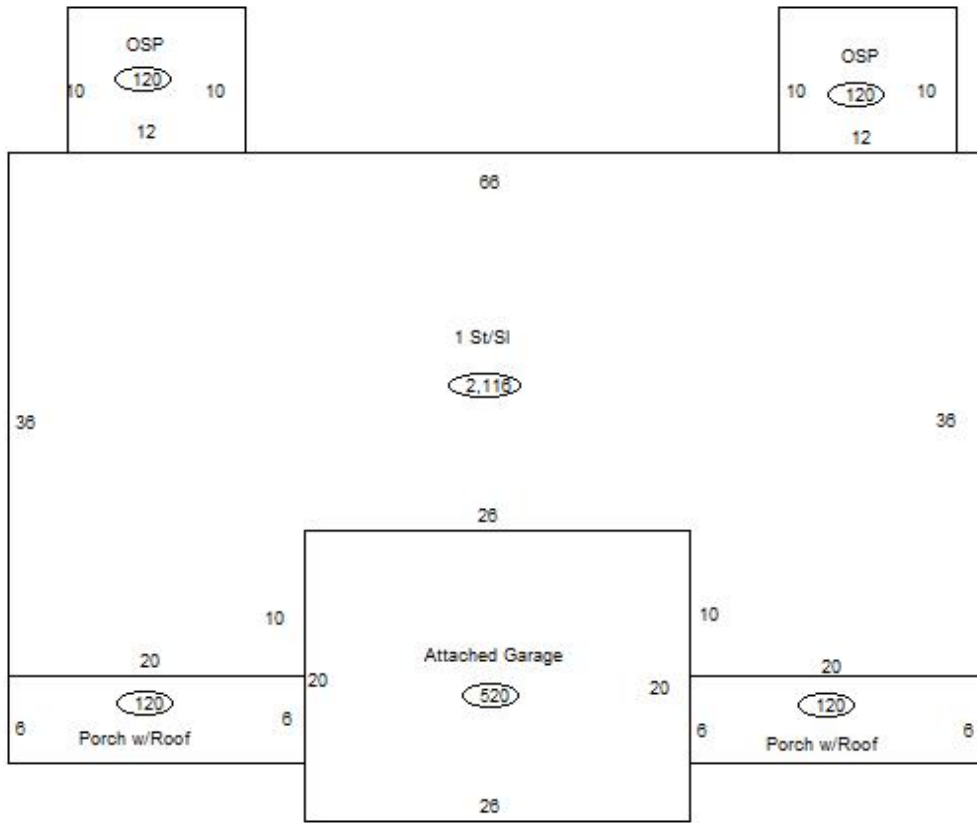
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,116	1.000	2,116
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,116		2,116