



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:00:07  
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Assessment Data					Primary Image														
<b>Account</b> 660003889 <b>Parcel ID</b> 000000-00-0-10350-002-0026 <b>Cadastral ID</b> 05-21-16-01340 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348955 <b>CBJ REED PROPERTIES LLC</b>  18805 TIMBERLAKE DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01403 W 17TH ST N <b>Subdivision</b> PARKWAY <b>Lot/Block</b> 0026 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0045.JPG 4/21/2023</p>														
<b>Legal Description</b> Lot/Long: 36.32563362 -95.62413238																			
LOT 26 BLOCK 2 PARKWAY					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	SHANNON, DAVID GARY & WANDA J	12/08/2025	1,500,000	WG										
					2241/742	SHANNON, DAVID GARY &	12/03/2014	0	4										
					776/887			96,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	48,158	48,158	11%	5,297	<b>Assessed</b>	22,272	2,058.60									
<b>Year Frozen</b>	0		<b>Improvements</b>	154,321	154,321		16,975	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00									
<b>TIF Project ID</b>	0		<b>Total Value</b>	202,479	202,479		22,272	<b>Total Taxable</b>	22,272	2,059.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003889	SHANNON, DAVID GARY & WANDA J			17	187,163	0	15,850	1,465.00										
2024	2024-660003889	SHANNON, DAVID GARY & WANDA J			17	183,557	0	15,095	1,395.00										
2023	2023-660003889	SHANNON, DAVID GARY & WANDA J			17	151,420	0	14,376	1,317.00										
2022	2022-660003889	SHANNON, DAVID GARY & WANDA J			17	124,472	0	13,692	1,267.00										
2021	2021-660003889	SHANNON, DAVID GARY & WANDA J			17	135,545	0	14,910	1,317.00										
2020	2020-660003889	SHANNON, DAVID GARY & WANDA J			17	133,343	0	14,668	1,343.00										
2019	2019-660003889	SHANNON, DAVID GARY & WANDA J			17	129,889	0	14,288	1,323.00										
2018	2018-660003889	SHANNON, DAVID GARY & WANDA J			17	138,242	0	15,207	1,405.00										
2017	2017-660003889	SHANNON, DAVID GARY & WANDA J			17	137,086	0	14,733	1,353.00										
2016	2016-660003889	SHANNON, DAVID GARY & WANDA J			17	130,970	0	14,032	1,317.00										
2015	2015-660003889	SHANNON, DAVID GARY & WANDA J			17	127,154	0	13,363	1,205.00										
2014	2014-660003889	SHANNON, DAVID GARY			17	127,596	0	12,727	1,180.00										
2013	2013-660003889	SHANNON, DAVID GARY			17	122,688	0	12,121	1,109.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.233		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	10,149.00 x 4.75 = 48,158		
Factor Value			
Adjustments	1.0000		
Lot Value	48,158		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,893 / 1,893
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,893
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	572 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	200,897 106.13 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	154,321
Lot Value	48,158
Indicated Value	202,479 106.96 Per SqFt
Agland Value	
Site Improvements	
Total Value	202,479 106.96 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	105.66	Total Misc Impr	+	9,542
Roofing Adj	+ 3.86	Garage Cost	+	19,631
Subfloor Adj	+ -0.40	Total RCN	=	270,739
Heat/Cool Adj	+ 11.22	Depreciation ( 43%)	-	116,418
Plumbing Adj	+ 7.27	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	154,321
Adj Base Cost	= 127.61	Lot Value	+	48,158
Total Area	x 1,893	Indicated Value	=	202,479
Adjusted Cost	= 241,566	Value Per SqFt		106.96

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9818	132		132	25.75		3,399
PATO	SLAB PORCH - OPEN	9819	12x10		120	10.68		1,282
PATO	SLAB PORCH - OPEN	9820	12x10		120	10.68		1,282
PRCH	SLAB PORCH - COVERED	9821	139		139	25.75		3,579



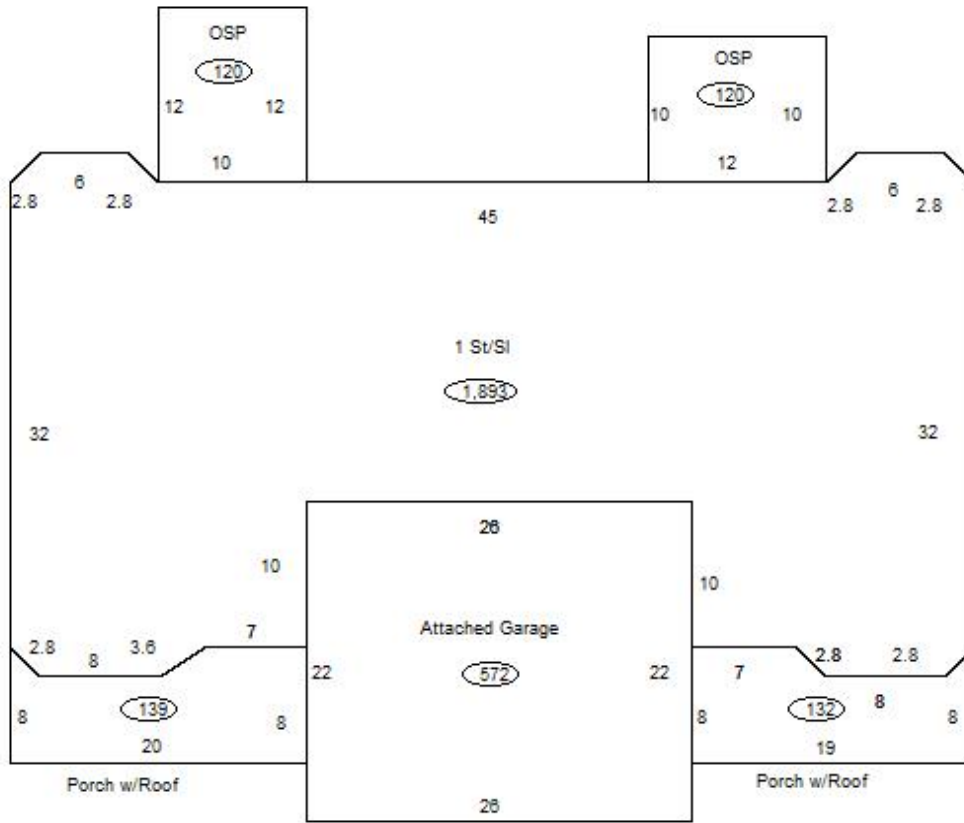
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Sketch Image

660003889



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,893	1.000	1,893
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PRCH		13	SLBC	139	1.000	139
<b>Total Building Area</b>						1,893		1,893