



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:57:05
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Assessment Data					Primary Image									
Account	660003890													
Parcel ID	000000-00-0-10350-002-0027													
Cadastral ID	05-21-16-01350													
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	01401 W 17TH ST N													
Subdivision	PARKWAY													
Lot/Block	0027 / 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: 36.32561097 -95.62374621														
Building Permits														
LOT 27 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					
					835/117			87,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2026	Land Value	61,022	61,022	11%	6,712	Assessed	27,878	2,576.76					
Year Frozen	0	Improvements	192,418	192,418		21,166	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	253,440	253,440		27,878	Total Taxable	27,878	2,577.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003890	SHANNON, DAVID GARY & WANDA J	17	207,970	0	16,683	1,542.00							
2024	2024-660003890	SHANNON, DAVID GARY & WANDA J	17	221,857	0	15,889	1,468.00							
2023	2023-660003890	SHANNON, DAVID GARY & WANDA J	17	180,194	0	15,132	1,386.00							
2022	2022-660003890	SHANNON, DAVID GARY & WANDA J	17	131,012	0	14,411	1,334.00							
2021	2021-660003890	SHANNON, DAVID GARY & WANDA J	17	142,430	0	15,667	1,383.00							
2020	2020-660003890	SHANNON, DAVID GARY & WANDA J	17	140,116	0	15,413	1,411.00							
2019	2019-660003890	SHANNON, DAVID GARY & WANDA J	17	136,857	0	15,054	1,394.00							
2018	2018-660003890	SHANNON, DAVID GARY & WANDA J	17	144,783	0	15,926	1,472.00							
2017	2017-660003890	SHANNON, DAVID GARY & WANDA J	17	143,594	0	15,795	1,451.00							
2016	2016-660003890	SHANNON, DAVID GARY & WANDA J	17	137,296	0	15,103	1,418.00							
2015	2015-660003890	SHANNON, DAVID GARY & WANDA J	17	133,304	0	14,663	1,322.00							
2014	2014-660003890	SHANNON, DAVID GARY	17	149,423	0	14,686	1,362.00							
2013	2013-660003890	SHANNON, DAVID GARY	17	142,999	0	13,987	1,280.00							



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2708		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,796.00 x 4.47 = 52,687		
Factor Value			
Adjustments	1.1582		
Lot Value	61,022		



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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	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	2,240 / 2,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,240
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1988 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	254,638 113.68 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	192,418		
Lot Value	61,022		
Indicated Value	253,440	113.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,440	113.14	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.22	Total Misc Impr	+ 14,354
Roofing Adj	+ 3.93	Garage Cost	+ 23,513
Subfloor Adj	+ -1.87	Total RCN	= 326,133
Heat/Cool Adj	+ 11.69	Depreciation (41%)	- 133,715
Plumbing Adj	+ 9.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 192,418
Adj Base Cost	= 128.69	Lot Value	+ 61,022
Total Area	x 2,240	Indicated Value	= 253,440
Adjusted Cost	= 288,266	Value Per SqFt	113.14

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,194.25		5,194
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,194.25		5,194
PRCH	SLAB PORCH - COVERED	9824	6x4		24	26.18		628
PRCH	SLAB PORCH - COVERED	9825	6x4		24	26.18		628
PATO	SLAB PORCH - OPEN	9826	12x10		120	11.29		1,355
PATO	SLAB PORCH - OPEN	9827	12x10		120	11.29		1,355



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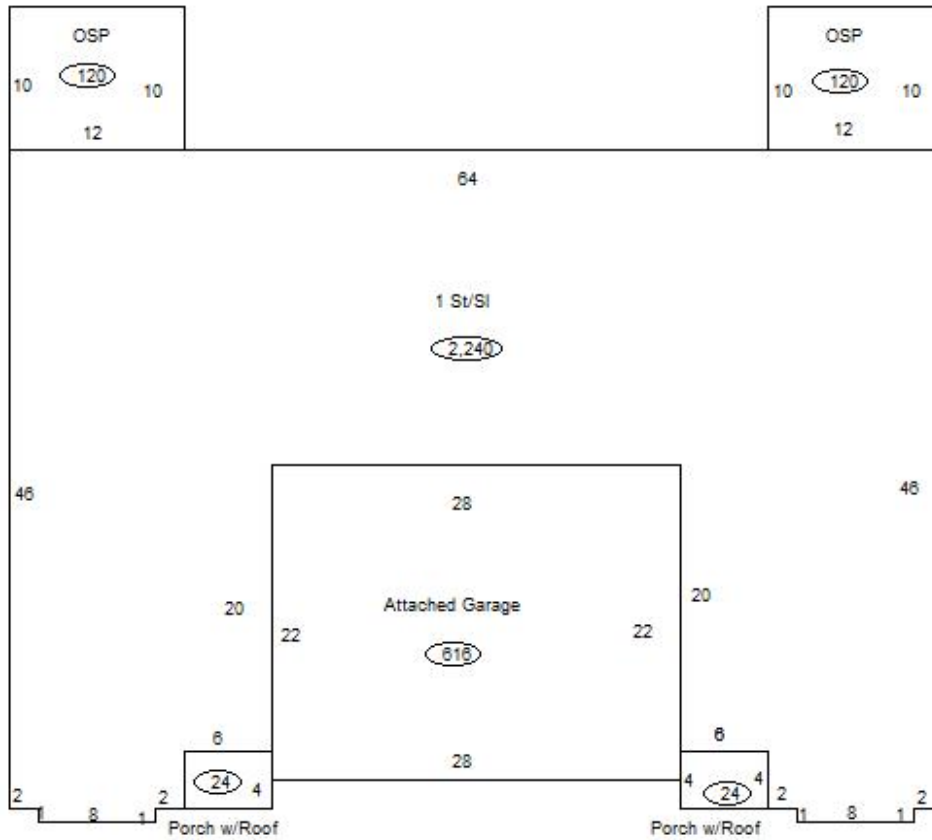
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Sketch Image

660003890



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,240	1.000	2,240
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,240		2,240