



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 660003899 Parcel ID 000000-00-0-10350-003-0009 Cadastral ID 05-21-16-01440 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 327315 GORDON, SHAWN NELSON 1409 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01409 PARADISE LN Subdivision PARKWAY Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.32416394 -95.62541487										\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0028.JPG 4/21/2023																																												
Building Permits					<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 colspan="5"> </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																																													
					/	GLENNON, WILLIAM D JR	04/08/2019	137,000	YES																																													
					1348/146	BILLINGSLEY, BART E	12/26/2001	107,000																																														
					1230/18	SECRETARY OF HOUSING &~URBAN I	05/26/2000	0	No																																													
					1214/84	SALCIDO, ERNEST &	01/13/2000	0	No																																													
					913/809	FEARS, O T JR	04/15/1993	67,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 47,286</td> <td>47,286</td> <td>11%</td> <td>5,201</td> <td>Assessed</td> <td>17,533</td> <td>1,620.58</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 112,111</td> <td>112,111</td> <td></td> <td>12,332</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 159,397</td> <td>159,397</td> <td></td> <td>17,533</td> <td>Total Taxable</td> <td>17,533</td> <td>1,621.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value 47,286	47,286	11%	5,201	Assessed	17,533	1,620.58	Year Frozen	0	Improvements 112,111	112,111		12,332	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 159,397	159,397		17,533	Total Taxable	17,533	1,621.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003899	GORDON, SHAWN NELSON	17	155,790	0	17,136	1,584.00																																															
2024	2024-660003899	GORDON, SHAWN NELSON	17	156,824	0	16,457	1,521.00																																															
2023	2023-660003899	GORDON, SHAWN NELSON	17	142,478	0	15,673	1,436.00																																															
2022	2022-660003899	GORDON, SHAWN NELSON	17	137,531	0	15,128	1,400.00																																															
2021	2021-660003899	GORDON, SHAWN NELSON	17	139,251	0	15,318	1,353.00																																															
2020	2020-660003899	GORDON, SHAWN NELSON	17	138,490	0	15,234	1,395.00																																															
2019	2019-660003899	GORDON, SHAWN NELSON	17	116,393	0	12,803	1,186.00																																															
2018	2018-660003899	GLENNON, WILLIAM D JR	17	121,249	0	13,337	1,232.00																																															
2017	2017-660003899	GLENNON, WILLIAM D JR	17	120,270	0	13,096	1,203.00																																															
2016	2016-660003899	GLENNON, WILLIAM D JR	17	117,223	0	12,472	1,171.00																																															
2015	2015-660003899	GLENNON, WILLIAM D JR	17	107,983	0	11,878	1,071.00																																															
2014	2014-660003899	GLENNON, WILLIAM D JR	17	111,096	0	11,619	1,077.00																																															
2013	2013-660003899	GLENNON, WILLIAM D JR	17	107,354	0	11,066	1,013.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2257		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	9,832.00 x 4.81 = 47,286		
Factor Value			
Adjustments	1.0000		
Lot Value	47,286		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	956 / 1,384
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	956
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	574 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	162,931 117.72 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	186,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	112,111
Lot Value	47,286
Indicated Value	159,397 115.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	159,397 115.17 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.36	Total Misc Impr	+ 13,604
Roofing Adj	+ 3.49	Garage Cost	+ 15,274
Subfloor Adj	+ -0.92	Total RCN	= 198,003
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 87,121
Plumbing Adj	+ 12.80	Lump Sums	+ 1,229
Basement Adj	+ 0.00	RCNLD	= 112,111
Adj Base Cost	= 122.20	Lot Value	+ 47,286
Total Area	x 1,384	Indicated Value	= 159,397
Adjusted Cost	= 169,125	Value Per SqFt	115.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9864	24x4		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	9865	24x10		240	23.44		5,626
PRCH	SLAB PORCH - COVERED	9866	6x4		24	24.19		581
WODO	WOOD DECK - OPEN	9868	14x10	2007	140	23.72	63%	1,229



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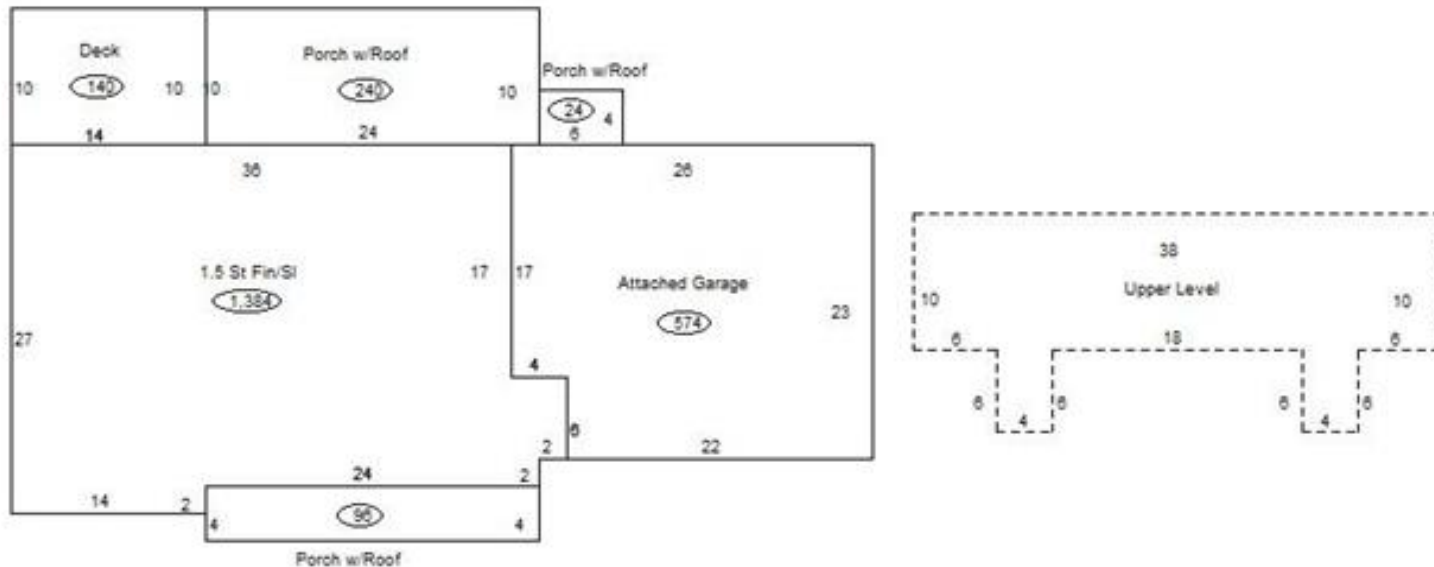
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Sketch Image

660003899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	956	1.448	1,384
2	G	1		13	Attached Garage	574	1.000	574
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PRCH		13	SLBC	24	1.000	24
6	U	^UL	Overhang	13	Upper Level	428	1.000	428
7	M	WODO		13	WODO	140	1.000	140
Total Building Area						956		1,384