



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:24:17
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Assessment Data					Primary Image				
Account	660004394				No Image On File				
Parcel ID	21N16E-05-3-00000-000-0000								
Cadastral ID	05-21-16-12805								
Property Type	REAL - Real Property								
Property Class	UR	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									
Subdivision									
Lot/Block	/	Parcel Size	.01 - Acres						
Sec/Twn/Rng	5 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32528636 -95.62315212									
Building Permits									
TR IN SE NE SW 3.96' X 83' STRIP LYING N OF N/BOUND/L LOT 24 BLOCK 2 PARKWAY ADD					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	290	290	11%	32	Assessed	32	2.96
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	290	290		32	Total Taxable	32	3.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004394	SHANNON, DAVID GARY & WANDA J	17	290	0		.00		
2024	2024-660004394	SHANNON, DAVID GARY & WANDA J	17	290	0		.00		
2023	2023-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2022	2022-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2021	2021-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2020	2020-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2019	2019-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2018	2018-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2017	2017-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2016	2016-660004394	SHANNON, DAVID GARY & WANDA J	17	250	0		.00		
2015	2015-660004394	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2014	2014-660004394	SHANNON, DAVID GARY	17	1	0		.00		
2013	2013-660004394	SHANNON, DAVID GARY	17	1	0		.00		



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0.01							
Non-Ag Acres	0.0075							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	329.00 x .88 = 290							
Factor Value								
Adjustments	1.0000							
Lot Value	290							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	290				
Total Area	x	Indicated Value	=	290				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	290							
Indicated Value	290	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	290	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value