



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:24:19
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Assessment Data				Primary Image					
Account	660004395			No Image On File					
Parcel ID	21N16E-05-3-00000-000-0000								
Cadastral ID	05-21-16-12810								
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: 36.32463561 -95.62088363				Building Permits					
TR IN SE NE SW 3.96' X 83' STRIP LYING N N/BOUND/L LOT 25 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	294	294	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	294	294	32	Total Taxable	32	3.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004395	SHANNON, DAVID GARY & WANDA J			17	294	0		.00
2024	2024-660004395	SHANNON, DAVID GARY & WANDA J			17	294	0		.00
2023	2023-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2022	2022-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2021	2021-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2020	2020-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2019	2019-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2018	2018-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2017	2017-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2016	2016-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2015	2015-660004395	SHANNON, DAVID GARY & WANDA J			17	1	0		.00
2014	2014-660004395	SHANNON, DAVID GARY			17	1	0		.00
2013	2013-660004395	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 0.0077 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 334.00 x .88 = 294 Factor Value Adjustments 1.0000 Lot Value 294			
Residential Data			
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /			
GRM Approach			
GRM Code Gross Rent 0.00 Indicated Value			
Multiple Regression			
MRA Code Adjusted R Indicated Value			
Direct Comparables			
Selection Model A Adam Test Adjustment Model NewTest Comparables Indicated Value			
Value Reconciliation			
Selected Approach Cost Approach Improvements Lot Value 294 Indicated Value 294 0.00 Per SqFt Aground Value Site Improvements Total Value 294 0.00 Total Value Per SqFt			
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 + 294		
Total Area x	Indicated Value = 294		
Adjusted Cost = 0	Value Per SqFt 0.00		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value