



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:24:21  
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Assessment Data					Primary Image				
Account	660004396				No Image On File				
Parcel ID	21N16E-05-3-00000-000-0000								
Cadastral ID	05-21-16-12815								
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									
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	Parcel Size	.01 - Acres						
Sec/Twn/Rng	5 / 21 / 16 / 3								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.32576260 -95.62549561									
<b>Building Permits</b>									
TR IN SE NE SW 3.96' X 83' STRIP LYING N OF N/BOUND/L LOT 21 BLOCK 2 PARKWAY ADD					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
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
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	342	342	11%	38	Assessed	38	3.51
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	342	342		38	Total Taxable	38	4.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004396	SHANNON, DAVID GARY & WANDA J	17	342	0		.00		
2024	2024-660004396	SHANNON, DAVID GARY & WANDA J	17	342	0		.00		
2023	2023-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2022	2022-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2021	2021-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2020	2020-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2019	2019-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2018	2018-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2017	2017-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2016	2016-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2015	2015-660004396	SHANNON, DAVID GARY & WANDA J	17	1	0		.00		
2014	2014-660004396	SHANNON, DAVID GARY	17	1	0		.00		
2013	2013-660004396	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	0.0089							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	389.00 x .88 = 342							
Factor Value								
Adjustments	1.0000							
Lot Value	342							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+	342				
Total Area	x	Indicated Value	=	342				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value	342							
Indicated Value	342	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	342	0.00	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value