



# 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	660011026													
Parcel ID	21N17E-10-4-00000-000-0000													
Cadastral ID	10-21-17-02300													
Property Type	REAL - Real Property													
Property Class	RC	VI Area 3												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	311376													
SHELTON, JOANN-TRUSTEE														
PO BOX 85 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	19985 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size 2.71 - Acres												
Sec/Twn/Rng	10 / 21 / 17 / 4													
Neighborhood	5001 - TASC 2016													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.30795563 -95.47214911														
TR IN SE SE DESC AS: E 125' OF TR BEG PT 420' W OF SE/C; TH 118 48' N TO POB (PT BEING ON N ROW OF HWY 20); N 216.72'; WLY 455 80' TO PT N ROW OLD HWY 20; SELY ALG SD ROW 265.1' TO PT INTSCT W/N ROW HWY 20; SELY ALG ROW 246.30' TO POB. LESS STRIP NEW HWY ROW														
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>R10</td> <td>ROLL NEW CONSTRUCTION</td> <td>07/2009</td> <td>08/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R10	ROLL NEW CONSTRUCTION	07/2009	08/2010	
Number	Description	Opened	Closed	Amount										
R10	ROLL NEW CONSTRUCTION	07/2009	08/2010											
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2376/297	SHELTON, KENNETH E &	12/31/2013	0	4					
					2088/209	JSCS PROPERTIES LLC	03/01/2010	400,000	11					
					1524/904	SMITH, JIM KEITH	09/18/2003	0	4					
					1210/675	SHELTON, KENNETH LOUIS	01/14/2000	45,000	No					
					978/604	MCCARTY, WARREN	10/19/1994	15,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax					
Remove Cap	2011	Land Value	109,950	109,950	11%	12,095	Assessed	32,864	3,231.19					
Year Frozen	0	Improvements	397,615	188,809		20,769	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	507,565	298,759		32,864	Total Taxable	32,864	3,231.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660011026	SHELTON, JOANN-TRUSTEE			94	511,101	0	31,299	3,077.00					
2024	2024-660011026	SHELTON, JOANN-TRUSTEE			94	270,984	0	29,809	3,121.00					
2023	2023-660011026	SHELTON, JOANN-TRUSTEE			94	398,678	0	40,589	4,334.00					
2022	2022-660011026	SHELTON, JOANN-TRUSTEE			94	378,240	0	38,656	4,166.00					
2021	2021-660011026	SHELTON, JOANN-TRUSTEE			94	334,680	0	36,815	3,836.00					
2020	2020-660011026	SHELTON, JOANN-TRUSTEE			94	334,680	0	36,815	3,831.00					
2019	2019-660011026	SHELTON, KENNETH E & JOANN			94	339,798	0	37,378	3,834.00					
2018	2018-660011026	SHELTON, KENNETH E & JOANN			94	328,643	0	36,151	3,746.00					
2017	2017-660011026	SHELTON, KENNETH E & JOANN			94	328,643	0	36,151	3,697.00					
2016	2016-660011026	SHELTON, KENNETH E & JOANN			94	328,643	0	36,151	3,682.00					
2015	2015-660011026	SHELTON, KENNETH E & JOANN			94	532,395	0	48,510	5,046.00					
2014	2014-660011026	SHELTON, KENNETH E & JOANN			94	532,395	0	46,200	4,723.00					
2013	2013-660011026	SHELTON, KENNETH E &			94	400,000	0	44,000	4,433.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	118,048.00 x .74 = 87,055		
Factor Value	0		
Adjustments	126.3%		
Lot Value	109,950		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122507
Total Building Area	39,490	Image Date	12/9/2025
Total Base Value	2,425,992	Name	007.JPG
Modifier Value		Description	660011026_007.JPG
Misc Improvements			
Replacement Cost New	2,425,992		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,559,404		
Economic Depreciation	75%		
RCNLD (All Sources)	389,851		
Depreciated Improvements			
Outbuilding Value	7,764		
Total Improvement Value	397,615		
Land Value	109,950		
Cost Approach Value	507,565		
			12.85/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	7,764
Miscellaneous Income		Land Value	109,950
Effective Gross Income (EGI)		Total Appraised Value	507,565
Total Expenses			12.85/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



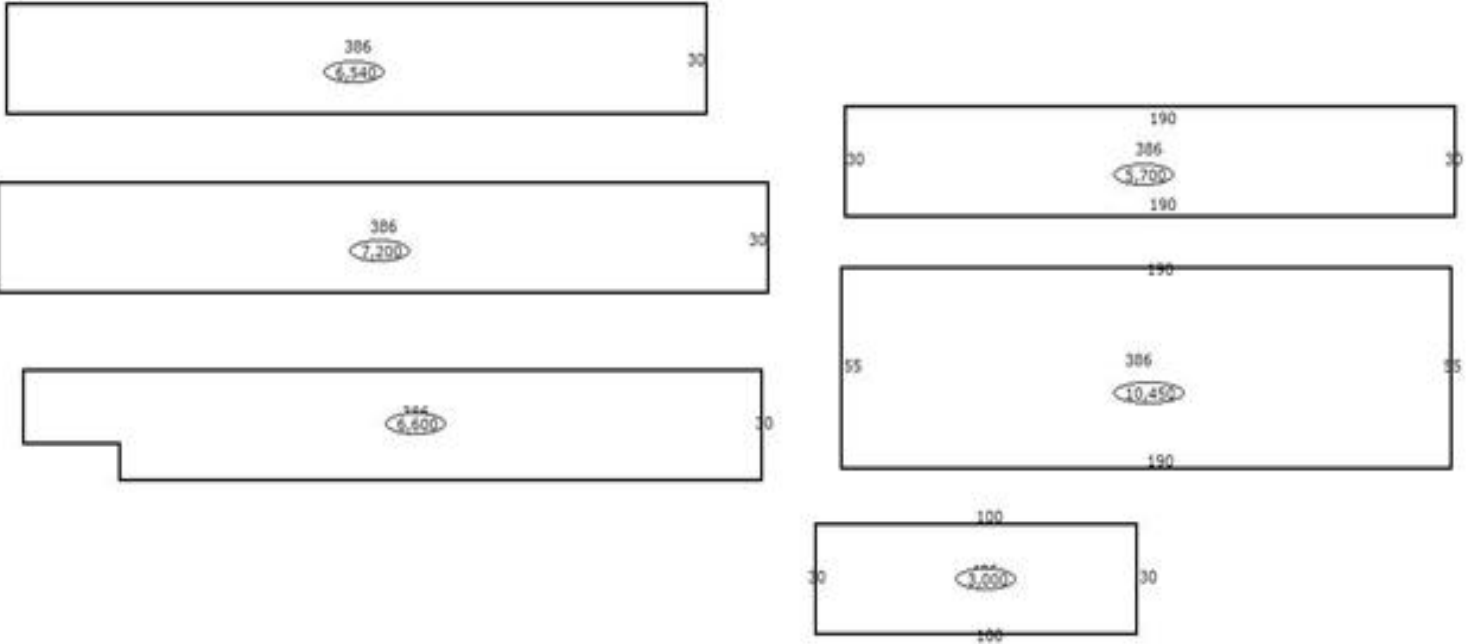
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Sketch Image

660011026



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		40	386	6,600	1.000	6,600
2	C	406		40	406	3,000	1.000	3,000
3	C	386		40	386	10,450	1.000	10,450
4	C	386		40	386	5,700	1.000	5,700
5	C	386		40	386	7,200	1.000	7,200
6	C	386		40	386	6,540	1.000	6,540
<b>Total Building Area</b>						<b>39,490</b>		<b>39,490</b>



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Account 660011026  
Parcel ID 21N17E-10-4-00000-000-0000  
Cadastral ID 10-21-17-02300

Tax Area Code 94  
Property Class RC  
Owners Name SHELTON, JOANN-TRUSTEE

### Building Data

Building ID 3069  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 70%  
Occupancy 2 344 Office Building 30%  
Occupancy 3  
Total Floor Area 3,000  
Average Perimeter 260  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2002  
Effective Age 16  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 54.12  
Wall Cost 13.79  
HVAC Cost 12.70  
Basement Cost 0.00  
Total Base Cost 80.61  
Total Area 3,000  
Base RCN 241,830  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 241,830  
Physical Depreciation 28%  
Functional Depreciation  
Total Depreciation 28% (67,712)  
Total RCNLD 174,118  
Lump Sums  
Total Building Value 174,118 \$ 58.04 Per SqFt



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Account 660011026  
Parcel ID 21N17E-10-4-00000-000-0000  
Cadastral ID 10-21-17-02300

Tax Area Code 94  
Property Class RC  
Owners Name SHELTON, JOANN-TRUSTEE

### Building Data

Building ID 3070  
Building Sequence 2  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 10,450  
Average Perimeter 490  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2000  
Effective Age 17  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 49.44  
Wall Cost 7.46  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 56.90  
Total Area 10,450  
Base RCN 594,605  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 594,605  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (249,734)  
Total RCNLD 344,871  
Lump Sums  
Total Building Value 344,871 \$ 33.00 Per SqFt



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Account 660011026  
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Cadastral ID 10-21-17-02300

Tax Area Code 94  
Property Class RC  
Owners Name SHELTON, JOANN-TRUSTEE

### Building Data

Building ID 3071  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,700  
Average Perimeter 440  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2004  
Effective Age 14  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.83  
Wall Cost 12.28  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 61.11  
Total Area 5,700  
Base RCN 348,327  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 348,327  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (111,465)  
Total RCNLD 236,862  
Lump Sums  
Total Building Value 236,862 \$ 41.55 Per SqFt



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Account 660011026  
 Parcel ID 21N17E-10-4-00000-000-0000  
 Cadastral ID 10-21-17-02300

Tax Area Code 94  
 Property Class RC  
 Owners Name SHELTON, JOANN-TRUSTEE

### Building Data

Building ID 3072  
 Building Sequence 4  
 Occupancy 1 386 Mini-Warehouse 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 7,200  
 Average Perimeter 540  
 Number Of Storys 1.00  
 Average Wall Ht 8.00  
 Year Built 2004  
 Effective Age 14  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 2 - Fair  
 Condition 2 - Fair  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 15 - No HVAC  
 Roof Type Gable  
 Roof Cover

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Building Image



### Image Information

Image Name COMREVAL13 3-28-13 033.JPG  
 Image Date 3/30/2013  
 Image Name COMREVAL13 3-28-13 033.JPG  
 Description \\tsclient\C\Users\TD\Pictures\2013-03-30 COMREVAL13 3-28-13\COMREVAL13 3-28-13 033.JPG

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 48.88  
 Wall Cost 11.94  
 HVAC Cost 0.00  
 Basement Cost 0.00  
 Total Base Cost 60.82  
 Total Area 7,200  
 Base RCN 437,904  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 437,904  
 Physical Depreciation 32%  
 Functional Depreciation  
 Total Depreciation 32% (140,129)  
 Total RCNLD 297,775  
 Lump Sums  
 Total Building Value 297,775 \$ 41.36 Per SqFt



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Account 660011026  
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Cadastral ID 10-21-17-02300

Tax Area Code 94  
Property Class RC  
Owners Name SHELTON, JOANN-TRUSTEE

### Building Data

Building ID 3073  
Building Sequence 5  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,540  
Average Perimeter 496  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2004  
Effective Age 14  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.86  
Wall Cost 12.07  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 60.93  
Total Area 6,540  
Base RCN 398,482  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 398,482  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (127,514)  
Total RCNLD 270,968  
Lump Sums  
Total Building Value 270,968 \$ 41.43 Per SqFt



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Account 660011026  
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Cadastral ID 10-21-17-02300

Tax Area Code 94  
Property Class RC  
Owners Name SHELTON, JOANN-TRUSTEE

### Building Data

Building ID 931  
Building Sequence 6  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,600  
Average Perimeter 520  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2000  
Effective Age 17  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name COMREVAL13 3-28-13 033.JPG  
Image Date 3/30/2013  
Image Name COMREVAL13 3-28-13 033.JPG  
Description \\tsclient\C\Users\TD\Pictures\2013-03-30 COMREVAL13 3-28-13\COMREVAL13 3-28-13 033.JPG

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.80  
Wall Cost 12.54  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 61.34  
Total Area 6,600  
Base RCN 404,844  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 404,844  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (170,034)  
Total RCNLD 234,810  
Lump Sums  
Total Building Value 234,810 \$ 35.58 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	INCANDESCENT LIGHTS 6 @ 470EA	0x0x0			2,820
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 2,820)			2,820	2,820
	FLV	MTL SIGN POLE 4" 12' @ 52LF	0x0x0			624
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 624)			624	624
	FLV	DBL FACE ILL PLAS SIGN 4'X6'	0x0x0			4,320
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,320)			4,320	4,320
<b>Total Site Improvement Value</b>						<b>7,764</b>