



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660011043 Parcel ID 000000-00-0-00204-001-0009 Cadastral ID 10-21-17-03290 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 324029 COHEA, MICHAEL C & TERESA G 19256 E SHANNON DR CLAREMORE OK 74019-0000 Parcel Location Situs 19256 E SHANNON DR Subdivision COUNTRY AIRE ESTATES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 17 / 5 Neighborhood 1061 - R-V03-SE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>660011043 12/09/25</p> <p>660011043_001.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.30764888 -95.48400033 LOT 9 BLOCK 1 COUNTRY AIRE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1061 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.6491							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
Method	Square-Foot							
Base Lot Value	115,395.00 x .39 = 44,859							
Factor Value								
Adjustments								
Lot Value	44,859			660011043_001.JPG		12/9/2025		
Residential Data				GRM Approach				
Type	1 Single Family Residence			GRM Code				
Condition	3 - Average			Gross Rent	0.00			
Quality	3 - Average			Indicated Value				
Architecture				Multiple Regression				
Style	100% 1 1/2 Story Finished			MRA Code	1 Test			
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl			Adusted R	0.8445			
Base/Total Area	1,228 / 2,128			Indicated Value	272,177	127.90	Per SqFt	
Style	100% 1 1/2 Story Finished			Direct Comparables				
HVAC	100% Warmed & Cooled Air			Selection Model	A Adam Test			
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential			
Area on Slab	1,228			Comparables	1			
Fixture/RghIn	11 /			Indicated Value	55,980	Per SqFt		
Bed/F/H Bath	3 / 2.0 /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type	506 Attached Garage - Unfinished			Improvements	171,706			
Remodel				Lot Value	44,859			
Year/Eff Age	1986 / 30			Indicated Value	216,565	101.77	Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	90.11	Total Misc Impr	+ 18,915					
Roofing Adj	+ 3.00	Garage Cost	+ 16,086					
Subfloor Adj	+ -1.40	Total RCN	= 272,550					
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 100,844					
Plumbing Adj	+ 7.28	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 171,706					
Adj Base Cost	= 111.63	Lot Value	+ 44,859					
Total Area	x 2,128	Indicated Value	= 216,565					
Adjusted Cost	= 237,549	Value Per SqFt	101.77					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	26504	43x6		258	26.12		6,739
PRCH	SLAB PORCH - COVERED	26505	251		251	26.14		6,561
SHLT	STORM SHELTER			1	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x7	Base	Formed Metal	400
	Qual	1	Cond 1	Year 2023	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.11 x 400)	2,844		2,844	711	2,133
	UTIL	SHOP BUILDING	16x11x0			176
	Qual	2	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 176)	5,275		5,275	369	4,906
	UTIL	SHOP BUILDING	0x0x0			600
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 600)	18,768		18,768	5,630	13,138
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	7,500	17,500