



# 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	660011047								
Parcel ID	000000-00-0-00204-001-0013								
Cadastral ID	10-21-17-03330								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	319478								
DUNLAP, BECKY J & QUINN A									
20884 S SHANNON DR CLAREMORE OK 74149-0000									
Parcel Location									
Situs	20884 S SHANNON DR								
Subdivision	COUNTRY AIRE ESTATES								
Lot/Block	0013 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 17 / 5								
Neighborhood	1061 - R-V03-SE SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.30921616 -95.48817905									
Building Permits									
LOT 13 BLOCK 1 COUNTRY AIRE ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					2581/92	GARDNER, MARK A	09/28/2016	190,000	YES
					854/485	SHANNON PROPERTIES INC	05/20/1991	12,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2017	Land Value	43,580	39,784	11%	4,376	Assessed	25,708	2,527.61
Year Frozen	0	Improvements	208,235	193,924		21,332	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	251,815	233,708		25,708	Total Taxable	24,708	2,439.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660011047	DUNLAP, BECKY J & QUINN A			94	248,887	1000	23,959	2,366.00
2024	2024-660011047	DUNLAP, BECKY J & QUINN A			94	251,744	1000	23,232	2,448.00
2023	2023-660011047	DUNLAP, BECKY J & QUINN A			94	230,818	1000	22,526	2,421.00
2022	2022-660011047	DUNLAP, BECKY J & QUINN A			94	230,849	1000	21,841	2,370.00
2021	2021-660011047	DUNLAP, BECKY J & QUINN A			94	201,600	1000	21,176	2,223.00
2020	2020-660011047	DUNLAP, BECKY J & QUINN A			94	198,508	1000	20,628	2,159.00
2019	2019-660011047	DUNLAP, BECKY J & QUINN A			94	190,891	1000	19,998	2,064.00
2018	2018-660011047	DUNLAP, BECKY J & QUINN A			94	194,255	1000	20,368	2,124.00
2017	2017-660011047	DUNLAP, BECKY J & QUINN A			94	192,715	1000	20,199	2,079.00
2016	2016-660011047	DUNLAP, BECKY J & QUINN A			94	169,554	1000	14,082	1,447.00
2015	2015-660011047	GARDNER, MARK A			94	165,483	1000	13,644	1,432.00
2014	2014-660011047	GARDNER, MARK A			94	166,803	1000	13,217	1,361.00
2013	2013-660011047	GARDNER, MARK A			94	152,595	1000	12,802	1,300.00



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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 109,000.00 x .40 = 43,580 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 43,580		<p>660011047 12/09/25</p> <p>660011047_004.JPG 12/9/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,387 / 2,081
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,387
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1991 / 18

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 234,334 112.61 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 62,280 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.15	<b>Total Misc Impr</b>	+ 9,593	<b>Roofing Adj</b>	+ 3.39	<b>Garage Cost</b>	+ 15,527
<b>Subfloor Adj</b>	+ -1.62	<b>Total RCN</b>	= 260,294	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 20%)</b>	- 52,059
<b>Plumbing Adj</b>	+ 7.45	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 208,235
<b>Adj Base Cost</b>	= 113.01	<b>Lot Value</b>	+ 43,580	<b>Total Area</b>	x 2,081	<b>Indicated Value</b>	= 251,815
		<b>Value Per SqFt</b>	121.01	<b>Adjusted Cost</b>	= 235,174		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 208,235 <b>Lot Value</b> 43,580 <b>Indicated Value</b> 251,815 121.01 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 251,815 121.01 Total Value Per SqFt

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	26516	24x5		120	26.55		3,186
PATO	SLAB PORCH - OPEN	26517	69		69	11.48		792





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					