



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:03:58
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012503 Parcel ID 000000-00-0-10140-002-0010 Cadastral ID 12-21-15-01570 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 340498 ATKINSON, LYNN C & LINDA C 3309 FAIRWAY ST CLAREMORE OK 74019-0000 Parcel Location Situs 03309 FAIRWAY Subdivision HERITAGE HILLS SUB Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31972541 -95.65518272																																																																																																																									
LOT 10 BLOCK 2 HERITAGE HILLS SUB					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>2442</td> <td></td> <td>01/2000</td> <td>01/2001</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	2442		01/2000	01/2001																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
2442		01/2000	01/2001																																																																																																																						
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SHAFFER, CAROLINE J-TRUST</td> <td>12/16/2022</td> <td>316,500</td> <td>YES</td> </tr> <tr> <td>1248/752</td> <td>HERITAGE HILLS DEV CORP</td> <td>09/08/2000</td> <td>177,500</td> <td>Yes</td> </tr> </tbody> </table>				Bk/Pg	Grantor	Date	Price	Code	/	SHAFFER, CAROLINE J-TRUST	12/16/2022	316,500	YES	1248/752	HERITAGE HILLS DEV CORP	09/08/2000	177,500	Yes																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	SHAFFER, CAROLINE J-TRUST	12/16/2022	316,500	YES																																																																																																																					
1248/752	HERITAGE HILLS DEV CORP	09/08/2000	177,500	Yes																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>55,604</td> <td>55,604</td> <td>11%</td> <td>6,116</td> <td>Assessed</td> <td>36,563 3,379.52</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>276,789</td> <td>276,789</td> <td></td> <td>30,447</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>332,393</td> <td>332,393</td> <td></td> <td>36,563</td> <td>Total Taxable</td> <td>35,563 3,287.00</td> </tr> </tbody> </table>	Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2023	Land Value	55,604	55,604	11%	6,116	Assessed	36,563 3,379.52	Year Frozen	0	Improvements	276,789	276,789		30,447	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	332,393	332,393		36,563	Total Taxable	35,563 3,287.00																																																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	2023	Land Value	55,604	55,604	11%	6,116	Assessed	36,563 3,379.52																																																																																																																	
Year Frozen	0	Improvements	276,789	276,789		30,447	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00																																																																																																																	
TIF Project ID	0	Total Value	332,393	332,393		36,563	Total Taxable	35,563 3,287.00																																																																																																																	
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660012503</td><td>ATKINSON, LYNN C &</td><td>17</td><td>329,223</td><td>1000</td><td>35,215</td><td>3,255.00</td></tr> <tr><td>2024</td><td>2024-660012503</td><td>ATKINSON, LYNN C &</td><td>17</td><td>339,278</td><td>1000</td><td>34,859</td><td>3,222.00</td></tr> <tr><td>2023</td><td>2023-660012503</td><td>ATKINSON, LYNN C &</td><td>17</td><td>316,500</td><td>0</td><td>34,815</td><td>3,189.00</td></tr> <tr><td>2022</td><td>2022-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>253,720</td><td>1000</td><td>24,869</td><td>2,302.00</td></tr> <tr><td>2021</td><td>2021-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>228,382</td><td>1000</td><td>24,116</td><td>2,129.00</td></tr> <tr><td>2020</td><td>2020-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>226,725</td><td>1000</td><td>23,384</td><td>2,141.00</td></tr> <tr><td>2019</td><td>2019-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>215,219</td><td>1000</td><td>22,674</td><td>2,100.00</td></tr> <tr><td>2018</td><td>2018-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>221,598</td><td>1000</td><td>23,376</td><td>2,160.00</td></tr> <tr><td>2017</td><td>2017-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>219,651</td><td>1000</td><td>22,931</td><td>2,106.00</td></tr> <tr><td>2016</td><td>2016-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>213,966</td><td>1000</td><td>22,234</td><td>2,087.00</td></tr> <tr><td>2015</td><td>2015-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>206,961</td><td>1000</td><td>21,557</td><td>1,944.00</td></tr> <tr><td>2014</td><td>2014-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>210,615</td><td>1000</td><td>20,900</td><td>1,938.00</td></tr> <tr><td>2013</td><td>2013-660012503</td><td>SHAFFER, CAROLINE J</td><td>17</td><td>193,296</td><td>1000</td><td>20,263</td><td>1,854.00</td></tr> </tbody> </table>	Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660012503	ATKINSON, LYNN C &	17	329,223	1000	35,215	3,255.00	2024	2024-660012503	ATKINSON, LYNN C &	17	339,278	1000	34,859	3,222.00	2023	2023-660012503	ATKINSON, LYNN C &	17	316,500	0	34,815	3,189.00	2022	2022-660012503	SHAFFER, CAROLINE J	17	253,720	1000	24,869	2,302.00	2021	2021-660012503	SHAFFER, CAROLINE J	17	228,382	1000	24,116	2,129.00	2020	2020-660012503	SHAFFER, CAROLINE J	17	226,725	1000	23,384	2,141.00	2019	2019-660012503	SHAFFER, CAROLINE J	17	215,219	1000	22,674	2,100.00	2018	2018-660012503	SHAFFER, CAROLINE J	17	221,598	1000	23,376	2,160.00	2017	2017-660012503	SHAFFER, CAROLINE J	17	219,651	1000	22,931	2,106.00	2016	2016-660012503	SHAFFER, CAROLINE J	17	213,966	1000	22,234	2,087.00	2015	2015-660012503	SHAFFER, CAROLINE J	17	206,961	1000	21,557	1,944.00	2014	2014-660012503	SHAFFER, CAROLINE J	17	210,615	1000	20,900	1,938.00	2013	2013-660012503	SHAFFER, CAROLINE J	17	193,296	1000	20,263	1,854.00									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660012503	ATKINSON, LYNN C &	17	329,223	1000	35,215	3,255.00																																																																																																																		
2024	2024-660012503	ATKINSON, LYNN C &	17	339,278	1000	34,859	3,222.00																																																																																																																		
2023	2023-660012503	ATKINSON, LYNN C &	17	316,500	0	34,815	3,189.00																																																																																																																		
2022	2022-660012503	SHAFFER, CAROLINE J	17	253,720	1000	24,869	2,302.00																																																																																																																		
2021	2021-660012503	SHAFFER, CAROLINE J	17	228,382	1000	24,116	2,129.00																																																																																																																		
2020	2020-660012503	SHAFFER, CAROLINE J	17	226,725	1000	23,384	2,141.00																																																																																																																		
2019	2019-660012503	SHAFFER, CAROLINE J	17	215,219	1000	22,674	2,100.00																																																																																																																		
2018	2018-660012503	SHAFFER, CAROLINE J	17	221,598	1000	23,376	2,160.00																																																																																																																		
2017	2017-660012503	SHAFFER, CAROLINE J	17	219,651	1000	22,931	2,106.00																																																																																																																		
2016	2016-660012503	SHAFFER, CAROLINE J	17	213,966	1000	22,234	2,087.00																																																																																																																		
2015	2015-660012503	SHAFFER, CAROLINE J	17	206,961	1000	21,557	1,944.00																																																																																																																		
2014	2014-660012503	SHAFFER, CAROLINE J	17	210,615	1000	20,900	1,938.00																																																																																																																		
2013	2013-660012503	SHAFFER, CAROLINE J	17	193,296	1000	20,263	1,854.00																																																																																																																		




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:03:59
 Page 2

Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.3118 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,582.00 x 4.09 = 55,604 Factor Value Adjustments 1.0000 Lot Value 55,604		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,925 / 2,616
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,925
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0049. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	319,198	122.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	304,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.19	Total Misc Impr	+	10,165			
Roofing Adj	+ 4.00	Garage Cost	+	19,359			
Subfloor Adj	+ -2.54	Total RCN	=	355,635			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	81,796			
Plumbing Adj	+ 8.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	273,839			
Adj Base Cost	= 124.66	Lot Value	+	55,604			
Total Area	x 2,616	Indicated Value	=	329,443			
Adjusted Cost	= 326,111	Value Per SqFt		125.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,839		
Lot Value	55,604		
Indicated Value	329,443	125.93	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	332,393	127.06	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	29929		77	77	29.28		2,255
PATO	SLAB PORCH - OPEN	29930		116	116	12.76		1,480



Rogers

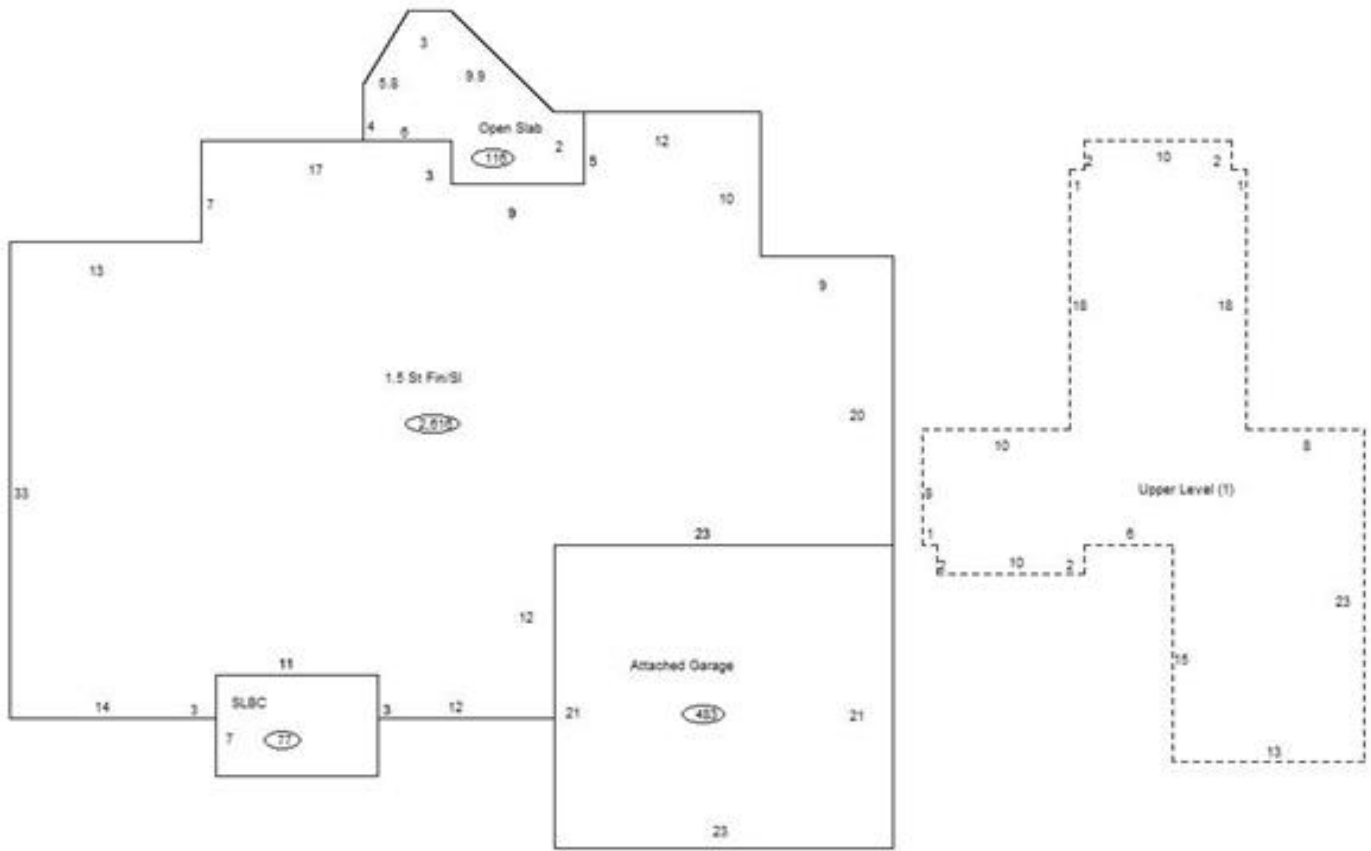
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:03:59
 Page 3

Sketch Image

660012503



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,925	1.359	2,616
2	G	1		10	Attached Garage	483	1.000	483
3	M	PRCH		10	SLBC	77	1.000	77
4	M	PATO		10	Open Slab	116	1.000	116
5	U	^UL		10	Upper Level (1)	691	1.000	691
Total Building Area						1,925		2,616



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:03:59
 Page 4

660012503

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2,950.00 x 1) 2,950		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	STF	STG FAIR	12x12x0			144
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 144) 674		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD