



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	660015306								
Parcel ID	000000-00-0-10410-003-0007								
Cadastral ID	16-21-16-06180								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	23444								
SHAFFER, THOMAS L & KATHY L									
907 S FLORENCE AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00907 S FLORENCE AVE								
Subdivision	SPRING MILL SOUTH								
Lot/Block	0007 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29888152 -95.61169109									
Building Permits									
LOT 7 BLOCK 3 SPRINGMILL SOUTH									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1200/89	MOSS, ERIC L &	10/19/1999	68,500	Yes
					967/196	TRICKEY, E O &	08/30/1994	50,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2000	Land Value	61,969	20,625	11%	2,269	Assessed	9,874	912.65
Year Frozen	0	Improvements	80,703	69,136		7,605	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	142,672	89,761		9,874	Total Taxable	8,874	820.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660015306	SHAFFER, THOMAS L & KATHY L			17	139,974	1000	8,587	794.00
2024	2024-660015306	SHAFFER, THOMAS L & KATHY L			17	140,250	1000	8,307	768.00
2023	2023-660015306	SHAFFER, THOMAS L & KATHY L			17	103,253	1000	8,036	736.00
2022	2022-660015306	SHAFFER, THOMAS L & KATHY L			17	85,500	1000	7,773	720.00
2021	2021-660015306	SHAFFER, THOMAS L & KATHY L			17	92,155	1000	7,517	664.00
2020	2020-660015306	SHAFFER, THOMAS L & KATHY L			17	91,691	1000	7,269	666.00
2019	2019-660015306	SHAFFER, THOMAS L & KATHY L			17	87,203	1000	7,029	651.00
2018	2018-660015306	SHAFFER, THOMAS L & KATHY L			17	90,775	1000	6,795	628.00
2017	2017-660015306	SHAFFER, THOMAS L & KATHY L			17	90,046	1000	6,568	603.00
2016	2016-660015306	SHAFFER, THOMAS L & KATHY L			17	87,850	1000	6,348	596.00
2015	2015-660015306	SHAFFER, THOMAS L & KATHY L			17	64,851	1000	6,134	553.00
2014	2014-660015306	SHAFFER, THOMAS L & KATHY L			17	66,209	1000	6,209	576.00
2013	2013-660015306	SHAFFER, THOMAS L & KATHY L			17	63,626	1000	5,999	549.00



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2587		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,267.00 x 5.50 = 61,969		
Factor Value			
Adjustments	1.0000		
Lot Value	61,969		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_000: 8/15/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,080
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	127,992	118.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	141,670 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.16	Total Misc Impr	+	0	
Roofing Adj	+ 4.16	Garage Cost	+	12,382	
Subfloor Adj	+ 0.00	Total RCN	=	145,535	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	66,946	
Plumbing Adj	+ 7.67	Lump Sums	+	2,114	
Basement Adj	+ 0.00	RCNLD	=	80,703	
Adj Base Cost	= 123.29	Lot Value	+	61,969	
Total Area	x 1,080	Indicated Value	=	142,672	
Adjusted Cost	= 133,153	Value Per SqFt		132.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,703		
Lot Value	61,969		
Indicated Value	142,672	132.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	142,672	132.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	36786	10x10		100	42.27	50%	2,114



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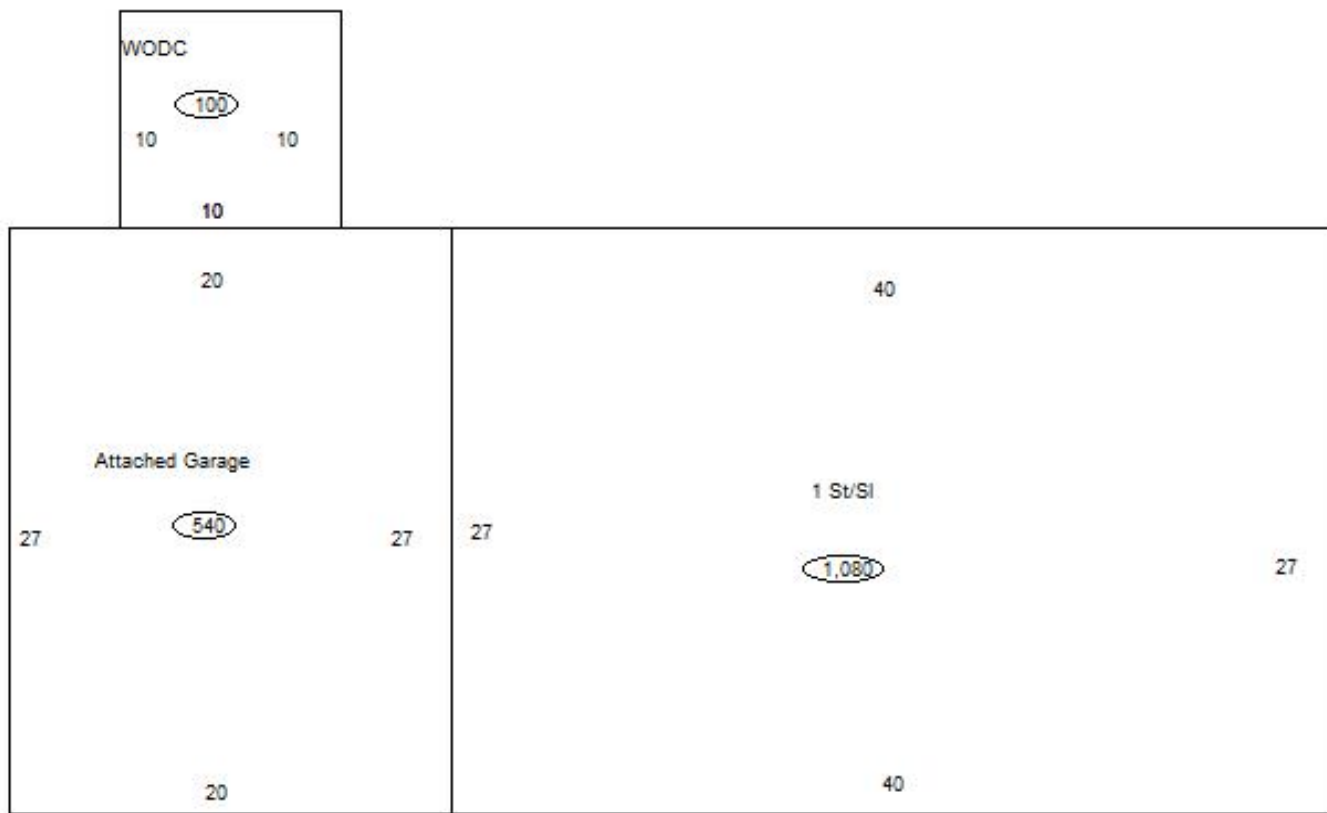
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,080	1.000	1,080
2	G	1		10	Attached Garage	540	1.000	540
3	M	WODC		10	WODC	100	1.000	100
Total Building Area						1,080		1,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					