




# 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	660029209				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1022\IMG_0066. 10/26/2021</p>									
Parcel ID	20N16E-34-1-00000-000-0000													
Cadastral ID	34-20-16-00100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	316441													
SHANNON, CASEY L & JOSHUA E														
30208 S 4170 RD INOLA OK 74036-0000														
<b>Parcel Location</b>														
Situs	30208 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.32 - Acres											
Sec/Twn/Rng	34 / 20 / 16 / 1													
Neighborhood	2016 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.17341641 -95.58489455														
TR DESC 2481-214 AS COMM NE/C S2 SE NE NE; S00.1010W 316.42'; N89.4950W 195.06'; S88.1810W 180.31' TO POB; S88.1810W 103.21'; N00.1010E 165'; S88.1810W 204'; S00.1010W 242.56'; N88.1802E 307 27'; N00.1010E 77.55' TO POB.														
<b>Building Permits</b>														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2481/214	TIAWAH ASSET CO LLC	06/23/2015	145,000	YES					
					1984/142	FORBUS, STELLA K TRUST	10/06/2008	110,000	11					
					890/59	FORBUS, ARLON LIFE ESTATE	08/18/1992	0	No					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2016	Land Value	31,049	31,049	11%	3,415	Assessed	19,179	1,535.47					
Year Frozen	0	Improvements	160,249	143,307		15,764	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	191,298	174,356		19,179	Total Taxable	18,179	1,455.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029209	SHANNON, CASEY L & JOSHUA E	2	172,355	1000	17,621	1,411.00							
2024	2024-660029209	SHANNON, CASEY L & JOSHUA E	2	178,862	1000	17,078	1,373.00							
2023	2023-660029209	SHANNON, CASEY L & JOSHUA E	2	161,758	1000	16,552	1,333.00							
2022	2022-660029209	SHANNON, CASEY L & JOSHUA E	2	154,915	1000	16,040	1,301.00							
2021	2021-660029209	SHANNON, CASEY L & JOSHUA E	2	165,303	1000	16,705	1,339.00							
2020	2020-660029209	SHANNON, CASEY L & JOSHUA E	2	162,787	1000	16,190	1,308.00							
2019	2019-660029209	SHANNON, CASEY L & JOSHUA E	2	151,719	1000	15,689	1,296.00							
2018	2018-660029209	SHANNON, CASEY L & JOSHUA E	2	153,321	1000	15,865	1,324.00							
2017	2017-660029209	SHANNON, CASEY L & JOSHUA E	2	152,197	1000	15,742	1,325.00							
2016	2016-660029209	SHANNON, CASEY L & JOSHUA E	2	148,360	0	16,320	1,389.00							
2015	2015-660029209	SHANNON, CASEY L & JOSHUA E	2	126,188	0	13,881	1,204.00							
2014	2014-660029209	TIAWAH ASSET CO LLC	2	141,728	0	13,580	1,219.00							
2013	2013-660029209	TIAWAH ASSET CO LLC	2	132,841	0	13,184	1,110.00							



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.332	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	58,024.00 x .54 = 31,049	
Factor Value		
Adjustments	1.0000	
Lot Value	31,049	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,184 / 2,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,184
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,187	75.18	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,727		
Lot Value	31,049		
Indicated Value	188,776	86.44	Per SqFt
Agland Value			
Site Improvements	2,522		
Total Value	191,298	87.59	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.24	Total Misc Impr	+	23,966			
Roofing Adj	+ 3.92	Garage Cost	+				
Subfloor Adj	+ -1.09	Total RCN	=	281,656			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	123,929			
Plumbing Adj	+ 6.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	157,727			
Adj Base Cost	= 117.99	Lot Value	+	31,049			
Total Area	x 2,184	Indicated Value	=	188,776			
Adjusted Cost	= 257,690	Value Per SqFt		86.44			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	69831	20x17		340	23.17		7,878
PRCH	SLAB PORCH - COVERED	69832	24x20		480	22.90		10,992



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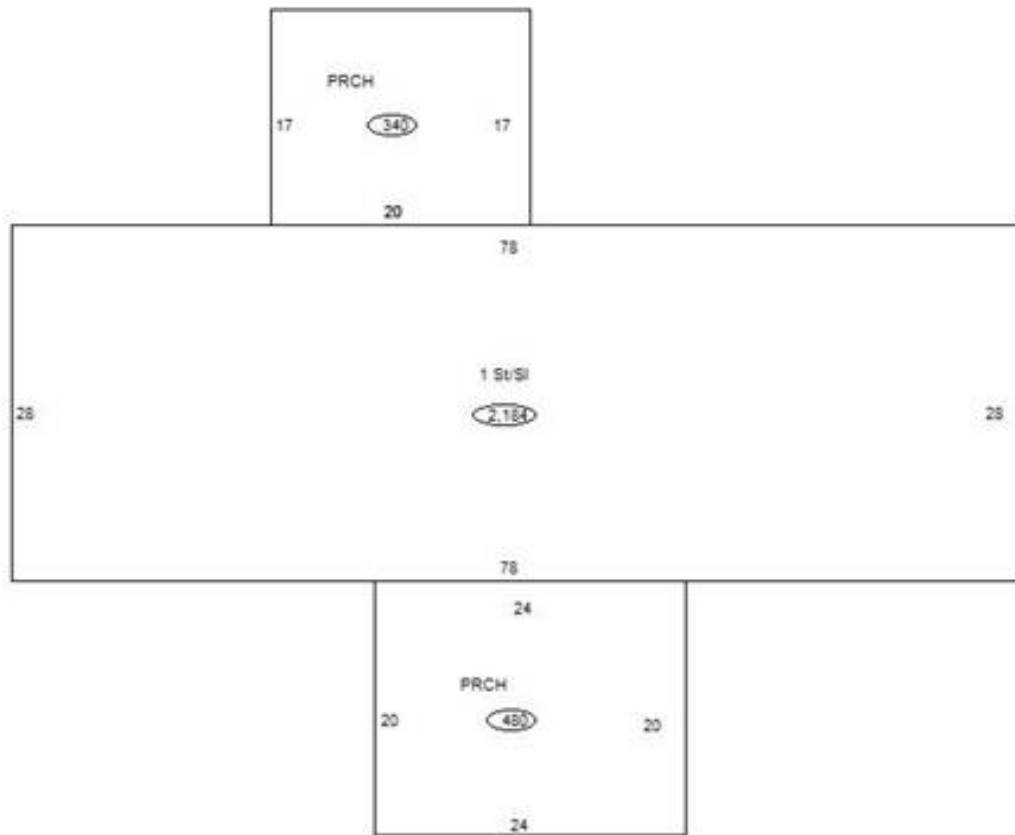
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,184	1.000	2,184
2	M	PRCH		13	PRCH	340	1.000	340
3	M	PRCH		13	PRCH	480	1.000	480
<b>Total Building Area</b>						2,184		2,184



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached STONE	20x39x8	Concrete	Composition Shingle	780
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
Base Cost (10.43 x 780)	8,135		8,135	5,613	2,522