



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:03:03  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660031942 <b>Parcel ID</b> 000000-00-0-00729-001-0002 <b>Cadastral ID</b> 36-22-15-03060 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 194604 GOGGANS, NANCY  9652 E SHADOWVIEW DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 03101 SHADOWVIEW DR <b>Subdivision</b> SHADOWBROOK ESTATES <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 22 / 15 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\081222(94)\IMG_0024.JPG 8/12/2022</p>														
<b>Legal Description</b> Lat/Long: 36.34563191 -95.65575992																			
LOT 2 BLOCK 1 SHADOWBROOK ESTATES					<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>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	70,926	43,094	11%	4,740	<b>Assessed</b>	15,504	1,677.25										
Year Frozen	2016	<b>Improvements</b>	161,050	97,851		10,764	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-94.00										
TIF Project ID	0	<b>Total Value</b>	231,976	140,945		15,504	<b>Total Taxable</b>	14,504	1,583.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660031942	GOGGANS, NANCY			10	231,420	1000	14,504	1,583.00										
2024	2024-660031942	GOGGANS, NANCY			10	243,068	1000	14,504	1,533.00										
2023	2023-660031942	GOGGANS, NANCY			10	162,723	1000	14,504	1,522.00										
2022	2022-660031942	GOGGANS, NANCY			10	164,922	1000	14,504	1,515.00										
2021	2021-660031942	GOGGANS, NANCY			10	164,431	1000	14,504	1,526.00										
2020	2020-660031942	GOGGANS, JOHN S			10	161,698	1000	14,504	1,548.00										
2019	2019-660031942	GOGGANS, JOHN S			10	156,808	1000	14,503	1,519.00										
2018	2018-660031942	GOGGANS, JOHN S			10	159,690	1000	14,504	1,571.00										
2017	2017-660031942	GOGGANS, JOHN S			10	158,391	1000	14,504	1,662.00										
2016	2016-660031942	GOGGANS, JOHN S			10	154,141	1000	14,504	1,516.00										
2015	2015-660031942	GOGGANS, JOHN S			10	150,399	1000	14,052	1,390.00										
2014	2014-660031942	GOGGANS, JOHN S			10	151,634	1000	13,614	1,344.00										
2013	2013-660031942	GOGGANS, JOHN S			10	144,992	1000	13,189	1,259.00										



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Date 04/17/2026  
 Time 01:03:03  
 Page 2

Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0706		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	46,634.00 x 1.52 = 70,926		
Factor Value			
Adjustments	1.0000		
Lot Value	70,926		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,278 / 1,917
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,278
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	554 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	223,796	116.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	245,140		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.13	Total Misc Impr	+	20,363			
Roofing Adj	+ 3.43	Garage Cost	+	17,263			
Subfloor Adj	+ -1.62	Total RCN	=	261,474			
Heat/Cool Adj	+ 12.64	Depreciation ( 39%)	-	101,975			
Plumbing Adj	+ 10.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,499			
Adj Base Cost	= 116.77	Lot Value	+	70,926			
Total Area	x 1,917	Indicated Value	=	230,425			
Adjusted Cost	= 223,848	Value Per SqFt		120.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,499		
Lot Value	70,926		
Indicated Value	230,425	120.20	Per SqFt
Agland Value			
Site Improvements	1,551		
Total Value	231,976	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	76312		136	136	26.50		3,604
PRCH	SLAB PORCH - COVERED	76313		436	436	25.56		11,144





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Date 04/17/2026  
Time 01:03:03  
Page 4

660031942

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	12x20x0			240
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 240)	1,685		1,685	253	1,432
	LT	LEAN-TO	4x12x0			48
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 48)	140		140	21	119