



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:37:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660054799 Parcel ID 000000-00-0-00730-001-0002 Cadastral ID 36-22-15-03440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 317693 HERRON, JAMES S & MELISSA LYNN 9955 E SHADOWLAKE CT CLAREMORE OK 74017-0000 Parcel Location Situs 09955 SHADOWLAKE CT Subdivision SHADOWLAKE ESTATES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 22 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\\\tsclient\\T\\TOMMY DUNLAP\\081122 (94)\\IMG_0026.JPG 8/11/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 25760 Non-Ag Acres 1.1891 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 51,795.00 x 1.41 = 72,990 Factor Value Adjustments 1.0000 Lot Value 72,990		 <p>\\tsclient\T\TOMMY DUNLAP\081122 (94)\IMG_0026.JPG 8/11/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,774 / 2,661
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,774
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1994 / 17

Cost Approach				Manual : 01/2025			
Base Cost	100.22	Total Misc Impr	+	22,714			
Roofing Adj	+ 4.14	Garage Cost	+	30,838			
Subfloor Adj	+ -3.18	Total RCN	=	391,393			
Heat/Cool Adj	+ 16.31	Depreciation (19%)	-	74,365			
Plumbing Adj	+ 9.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	317,028			
Adj Base Cost	= 126.96	Lot Value	+	72,990			
Total Area	x 2,661	Indicated Value	=	390,018			
Adjusted Cost	= 337,841	Value Per SqFt		146.57			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	375,865	141.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	38,790		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,028		
Lot Value	72,990		
Indicated Value	390,018	146.57	Per SqFt
Agland Value			
Site Improvements	13,397		
Total Value	403,415	151.60	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	78380		49	49	33.04		1,619
PATO	SLAB PORCH - OPEN	78381	13x8		104	14.34		1,491
PATO	SLAB PORCH - OPEN	78382	60x14		840	10.78		9,055
PATO	SLAB PORCH - OPEN	78383	294		294	11.24		3,305



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (29.38 x 480)		14,102	14,102	705	13,397	