



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:23:22
 Page 1

Assessment Data					Primary Image				
Account 660054803 Parcel ID 000000-00-0-00730-001-0006 Cadastral ID 36-22-15-03480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334828 BEARS, MARK & MARY SUSAN 9865 E SHADOWLAKE CT CLAREMORE OK 74017-0000 Parcel Location Situs 09865 SHADOWLAKE CT Subdivision SHADOWLAKE ESTATES Lot/Block 0006 / 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_0032.JPG 8/11/2022</p>				
Legal Description Lat/Long: 36.34600879 -95.65295872									
LOT 6 BLOCK 1 SHADOWLAKE ESTATES					Building Permits				
					Number	Description	Opened	Closed	Amount
					8840	R6-ADD-ON/REMODEL	08/2004	10/2005	55,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	COX, DAVID SEAN &	06/16/2021	500,000	YES
					1147/662	LIFESTYLE CUSTOM HOMES INC	12/11/1998	175,000	Yes
					1140/281	COX, DAVID SEAN & KIMBERLY	10/22/1998	0	No
					1080/497	SHANNON PROPERTIES INC	01/31/1997	24,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2022	Land Value	70,683	70,683	11%	7,775	Assessed	49,387	5,342.76
Year Frozen	0	Improvements	378,292	378,292		41,612	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	448,975	448,975		49,387	Total Taxable	49,387	5,343.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660054803	BEARS, MARK & MARY SUSAN			10	440,430	0	48,448	5,241.00
2024	2024-660054803	BEARS, MARK & MARY SUSAN			10	467,192	0	51,391	5,382.00
2023	2023-660054803	BEARS, MARK & MARY SUSAN			10	500,000	0	55,000	5,720.00
2022	2022-660054803	BEARS, MARK & MARY SUSAN			10	500,003	0	55,000	5,694.00
2021	2021-660054803	BEARS, MARK & MARY SUSAN			10	388,218	1000	41,600	4,350.00
2020	2020-660054803	COX, DAVID SEAN &			10	385,070	1000	40,359	4,283.00
2019	2019-660054803	COX, DAVID SEAN &			10	365,040	1000	39,154	4,078.00
2018	2018-660054803	COX, DAVID SEAN &			10	362,284	1000	38,851	4,186.00
2017	2017-660054803	COX, DAVID SEAN &			10	358,528	1000	38,250	4,363.00
2016	2016-660054803	COX, DAVID SEAN &			10	349,334	1000	37,107	3,857.00
2015	2015-660054803	COX, DAVID SEAN &			10	338,571	1000	35,996	3,540.00
2014	2014-660054803	COX, DAVID SEAN &			10	344,705	1000	34,919	3,428.00
2013	2013-660054803	COX, DAVID SEAN &			10	324,967	1000	33,873	3,217.00




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:23:22
 Page 2

Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 23659 Non-Ag Acres 1.0566 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 46,027.00 x 1.54 = 70,683 Factor Value Adjustments 1.0000 Lot Value 70,683		

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	3,190 / 3,612
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,190
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	604 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

\\tsclient\T\TOMMY DUNLAP\081122 (94)\IMG_0032.JPG 8/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	437,557	121.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	512,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.45	Total Misc Impr	+	16,145			
Roofing Adj	+ 4.39	Garage Cost	+	23,031			
Subfloor Adj	+ -2.82	Total RCN	=	467,812			
Heat/Cool Adj	+ 14.47	Depreciation (25%)	-	116,953			
Plumbing Adj	+ 6.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	350,859			
Adj Base Cost	= 118.67	Lot Value	+	70,683			
Total Area	x 3,612	Indicated Value	=	421,542			
Adjusted Cost	= 428,636	Value Per SqFt		116.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	350,859		
Lot Value	70,683		
Indicated Value	421,542	116.71	Per SqFt
Agland Value			
Site Improvements	27,433		
Total Value	448,975	124.30	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	78391	32x6		192	28.83		5,535
PRCH	SLAB PORCH - COVERED	78393	12x12		144	29.03		4,180



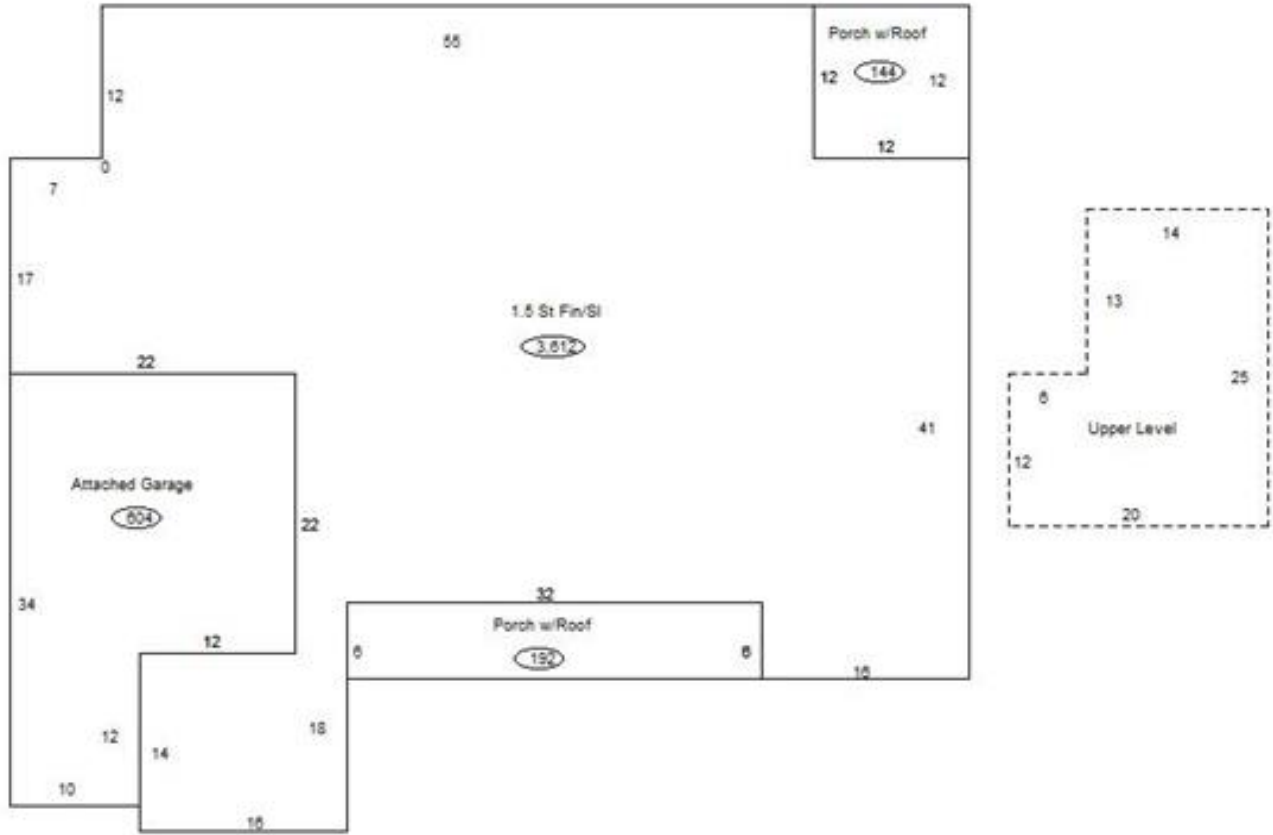
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:23:22
 Page 3

Sketch Image

660054803



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	3,190	1.132	3,612
2	G	1		13	Attached Garage	604	1.000	604
3	M	PRCH		13	SLBC	192	1.000	192
4	U	^UL	Overhang	13	Upper Level	422	1.000	422
5	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						3,190		3,612



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:23:22
 Page 4

660054803

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	20x20x0			1
	Qual	4	Cond 4	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (13,750.00 x 1)	13,750		13,750	13,750
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	17,100
	STF	STG FAIR	0x0x0			169
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 169)	791		791	8
						783