




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:18:52  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660054811 <b>Parcel ID</b> 000000-00-0-00730-001-0014 <b>Cadastral ID</b> 36-22-15-03560 <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> 282299 MCGUIRE, BRIAN KEITH &  ANITA BALLUL 9825 E SHADOWLAKE LN CLAREMORE OK 74017-5258					 <p>\\tsclient\T\TOMMY DUNLAP\081122 (94)\IMG_0014.JPG 8/11/2022</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 09825 SHADOWLAKE LN <b>Subdivision</b> SHADOWLAKE ESTATES <b>Lot/Block</b> 0014 / 0001 <b>Parcel Size</b> 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34865508 -95.65452977 LOT 14 BLOCK 1 SHADOWLAKE 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	12222	
Non-Ag Acres	1.2141	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE 0	
	0	
Method	Square-Foot	
Base Lot Value	52,887.00 x 1.39 = 73,427	
Factor Value		
Adjustments	1.0000	
Lot Value	73,427	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,247 / 2,760
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,247
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	360,850	130.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	335,420		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.99	Total Misc Impr	+ 18,563				
Roofing Adj	+ 4.27	Garage Cost	+ 29,768				
Subfloor Adj	+ -2.77	Total RCN	= 385,244				
Heat/Cool Adj	+ 14.47	Depreciation ( 19%)	- 73,196				
Plumbing Adj	+ 8.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 312,048				
Adj Base Cost	= 122.07	Lot Value	+ 73,427				
Total Area	x 2,760	Indicated Value	= 385,475				
Adjusted Cost	= 336,913	Value Per SqFt	139.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,048		
Lot Value	73,427		
Indicated Value	385,475	139.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	385,475	139.66	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	78428	17x9		153	28.99		4,435
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	78429	243		243	31.68		7,698



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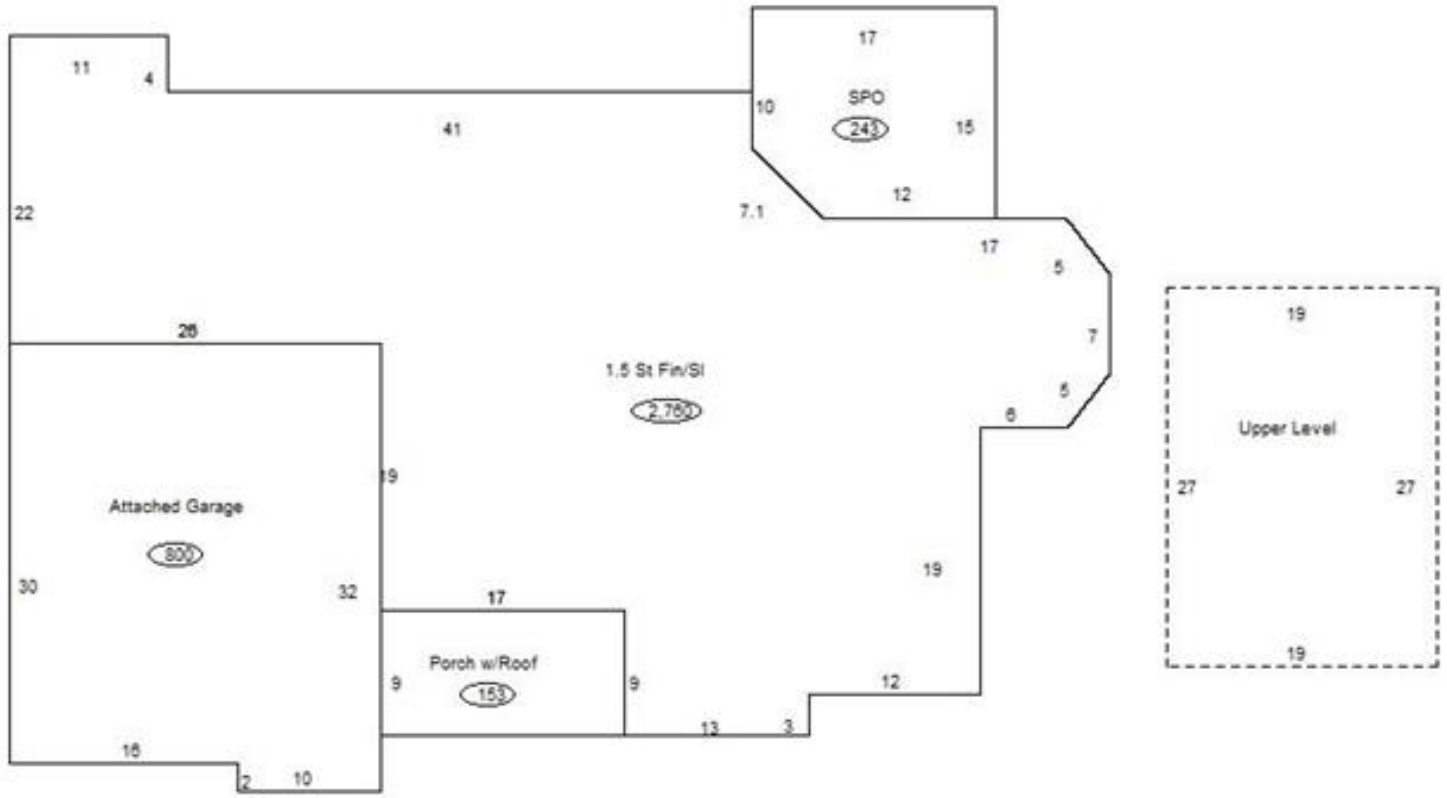
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### Sketch Image

660054811



### 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/SI	2,247	1.228	2,760
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	153	1.000	153
4	M	EPKS		13	Screen Porch	243	1.000	243
5	U	^UL	Overhang	13	Upper Level	513	1.000	513
<b>Total Building Area</b>						<b>2,247</b>		<b>2,760</b>