




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 660054819 Parcel ID 000000-00-0-00730-002-0004 Cadastral ID 36-22-15-03630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 314007 SHANNON, DAVID GARY & WANDA J CO TRUSTEES 9835 E SHADOWLAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 09835 E SHADOWLAKE DR Subdivision SHADOWLAKE ESTATES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 22 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-04-20 04-19-18\04-19-18 010.JPG 4/20/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.34742825 -95.65370644 LOT 4 BLOCK 2 SHADOWLAKE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 11375 Non-Ag Acres 1.4555 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 63,401.00 x 1.22 = 77,632 Factor Value Adjustments 1.0000 Lot Value 77,632		 <p>C:\Users\RLN\Pictures\2018-04-20 04-19-18\04-19-18 010.JPG 4/20/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,683 / 4,025
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,683
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,327 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

Cost Approach		Manual : 01/2025	
Base Cost	99.04	Total Misc Impr	+ 29,899
Roofing Adj	+ 3.83	Garage Cost	+ 60,272
Subfloor Adj	+ -2.99	Total RCN	= 583,032
Heat/Cool Adj	+ 16.31	Depreciation (26%)	- 151,588
Plumbing Adj	+ 6.26	Lump Sums	+ 20,058
Basement Adj	+ 0.00	RCNLD	= 451,502
Adj Base Cost	= 122.45	Lot Value	+ 77,632
Total Area	x 4,025	Indicated Value	= 529,134
Adjusted Cost	= 492,861	Value Per SqFt	131.46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	570,685	141.79	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	97,480 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	451,502		
Lot Value	77,632		
Indicated Value	529,134	131.46	Per SqFt
Agland Value			
Site Improvements	12,300		
Total Value	541,434	134.52	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	78447	39x10		390	31.66		12,347
BALW	BALCONY - WOOD	78448	390		390	35.19		13,724
PRCH	SLAB PORCH - COVERED	78449	20x9		180	32.38		5,828
BALW	BALCONY - WOOD	78450	20x9		180	35.19		6,334
PRCH	SLAB PORCH - COVERED	78451	10x4		40	33.07		1,323
PRCH	SLAB PORCH - COVERED	78452	16x6		96	32.89		3,157



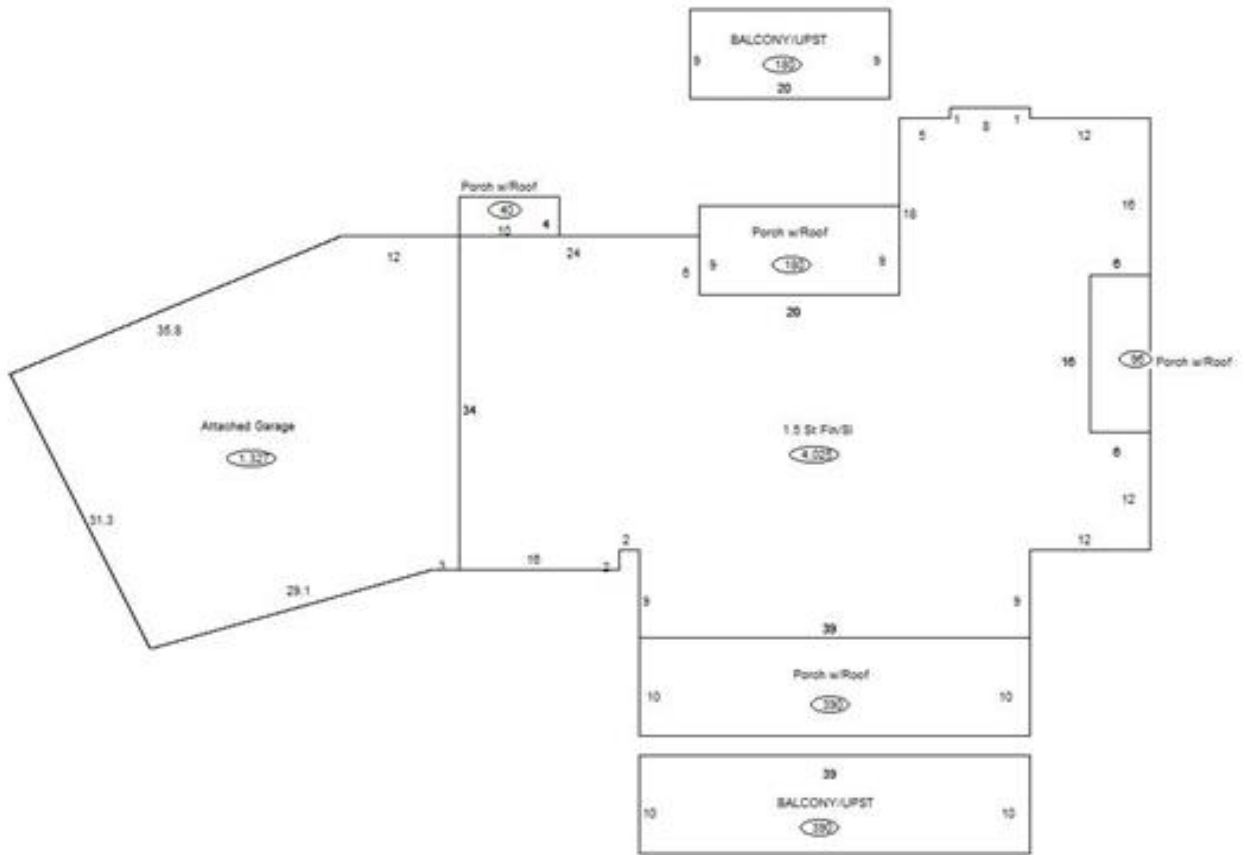
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,683	1.500	4,025
2	G	1		13	Attached Garage	1,327	1.000	1,327
3	M	PRCH		13	SLBC	390	1.000	390
4	M	BALW		13	Balcony	390	1.000	390
5	M	PRCH		13	SLBC	180	1.000	180
6	M	BALW		13	Balcony	180	1.000	180
7	M	PRCH		13	SLBC	40	1.000	40
8	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						2,683		4,025



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2005	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	17,700	12,300