




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660054823 <b>Parcel ID</b> 000000-00-0-00730-002-0007 <b>Cadastral ID</b> 36-22-15-03660 <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> 332517 WILBOURN, JESSICA ANN & PHILLIP CRAIG  9880 SHADOWLAKE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09880 E SHADOWLAKE LN <b>Subdivision</b> SHADOWLAKE ESTATES <b>Lot/Block</b> 0007 / 0002 <b>Parcel Size</b> 2 - 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\\081122 (94)\\IMG_0010.JPG 8/11/2022</p>														
<b>Legal Description</b> Lat/Long: 36.34806630 -95.65307790																			
LOTS 6 & 7 BLOCK 2 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 colspan="5"> </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	/	NEELY, LAURA J TRUST	10/12/2020	510,000	19										
					2716/220	NEELY, LAURA J	06/07/2018	0	WB										
					2709/563	NEELY, CHARLES M &	04/07/2018	0	WB										
					1823/657	MCDONALD, R HILTON & L-KATHY	11/16/2006	560,000	11										
					1191/76	SHANNON PROPERTIES INC	09/03/1999	24,000	Yes										
<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	2021		Land Value 87,242	87,242	11%	9,597	Assessed	75,494	8,167.06										
Year Frozen	0		Improvements 599,061	599,061		65,897	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00										
TIF Project ID	0		Total Value 686,303	686,303		75,494	Total Taxable	74,494	8,073.00										
<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	2025-660054823	WILBOURN, JESSICA ANN &			10	678,301	1000	73,613	7,977.00										
2024	2024-660054823	WILBOURN, JESSICA ANN &			10	735,051	1000	72,234	7,579.00										
2023	2023-660054823	WILBOURN, JESSICA ANN &			10	673,795	1000	70,101	7,304.00										
2022	2022-660054823	WILBOURN, JESSICA ANN &			10	664,161	0	69,030	7,146.00										
2021	2021-660054823	WILBOURN, JESSICA ANN &			10	597,660	0	65,743	6,854.00										
2020	2020-660054823	NEELY, LAURA J TRUST			10	642,159	1000	68,043	7,212.00										
2019	2019-660054823	NEELY, LAURA J TRUST			10	572,387	1000	61,963	6,445.00										
2018	2018-660054823	NEELY, LAURA J			10	590,031	1000	63,903	6,876.00										
2017	2017-660054823	NEELY, CHARLES M &			10	584,129	1000	62,160	7,082.00										
2016	2016-660054823	NEELY, CHARLES M &			10	568,306	1000	60,320	6,260.00										
2015	2015-660054823	NEELY, CHARLES M &			10	554,165	1000	58,535	5,747.00										
2014	2014-660054823	NEELY, CHARLES M &			10	573,629	1000	56,801	5,569.00										
2013	2013-660054823	NEELY, CHARLES M &			10	538,042	1000	55,117	5,227.00										



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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count	0		
Units Buildable	22136		
Non-Ag Acres	2.056		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	89,558.00 x .97 = 87,242		
Factor Value			
Adjustments	1.0000		
Lot Value	87,242		



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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	3,010 / 5,554
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,010
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,000 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	711,424 128.09 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	131,540 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	570,561
Lot Value	87,242
Indicated Value	657,803 118.44 Per SqFt
Agland Value	
Site Improvements	28,500
Total Value	686,303 123.57 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.10	Total Misc Impr	+ 26,178
Roofing Adj	+ 3.06	Garage Cost	+ 45,420
Subfloor Adj	+ -2.37	Total RCN	= 719,361
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 165,453
Plumbing Adj	+ 4.53	Lump Sums	+ 16,653
Basement Adj	+ 0.00	RCNLD	= 570,561
Adj Base Cost	= 116.63	Lot Value	+ 87,242
Total Area	x 5,554	Indicated Value	= 657,803
Adjusted Cost	= 647,763	Value Per SqFt	118.44

### 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
@N16.3	SUBTERRN GARAGE	0		260	260	16.30		4,238
PRCH	SLAB PORCH - COVERED	78455	108		108	32.83		3,546
PRCH	SLAB PORCH - COVERED	78456	491		491	31.34		15,388
GRDT	GARAGE - DETACHED	78458	20x12		240	51.73		12,415



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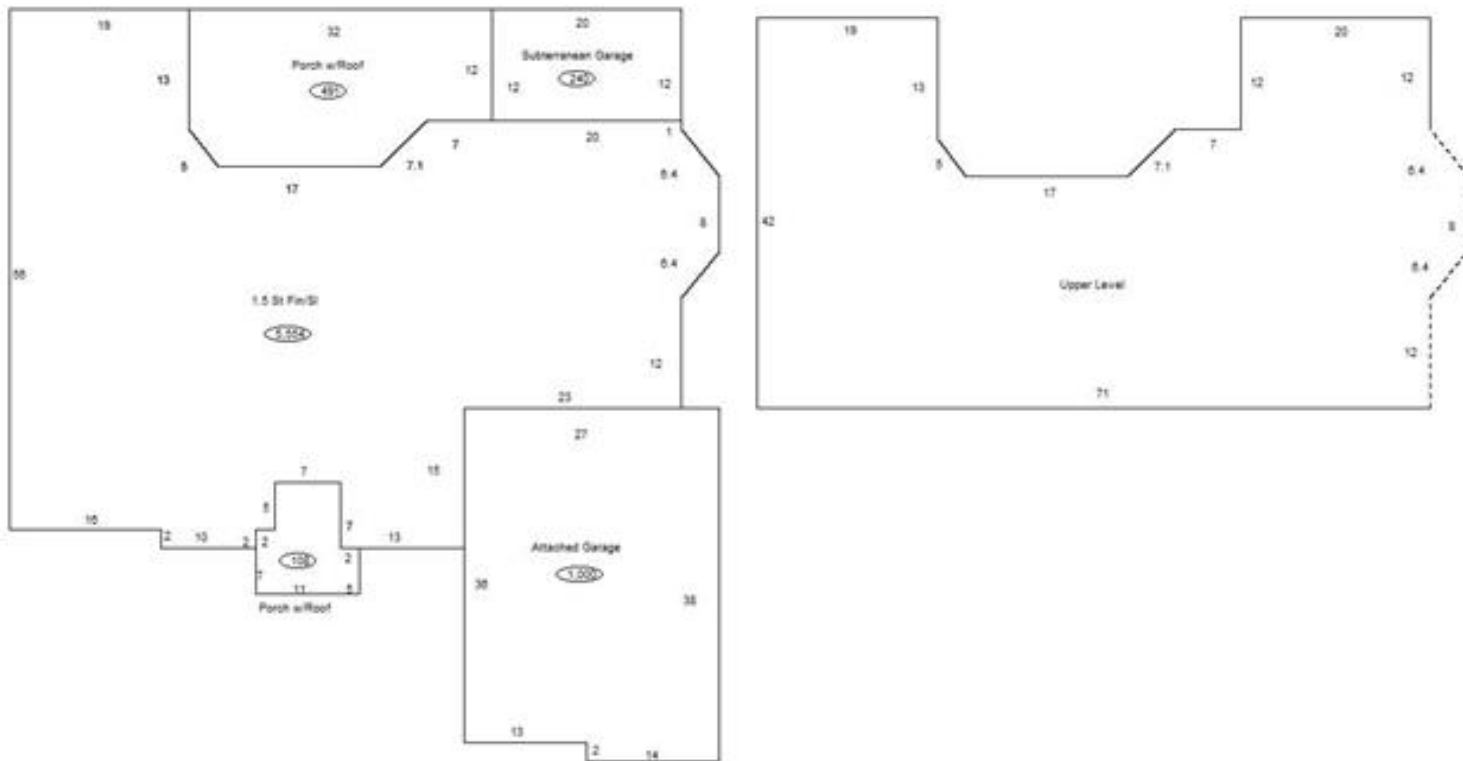
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### Sketch Image

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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/SI	3,010	1.845	5,554
2	G	1		13	Attached Garage	1,000	1.000	1,000
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	491	1.000	491
5	U	^UL	Overhang	13	Upper Level	2,544	1.000	2,544
6	G	8		13	Subterranean Garage	240	1.000	240
<b>Total Building Area</b>						<b>3,010</b>		<b>5,554</b>



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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	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500