




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:32:37
Page 1

Assessment Data					Primary Image				
Account 660058693 Parcel ID 000000-00-0-00452-002-0004 Cadastral ID 02-20-15-06240 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 324839 FRANKLIN, SHANNON REVOCABLE INTERVIVOS TRUST 18706 S HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 08202 E LINDY LN Subdivision LINDY LANE ESTATES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-04-11 04-11-17\04-11-17 161.J 4/13/2017</p>				
Legal Description Lot/Long: 36.24613722 -95.68646558 LOT 4 BLOCK 2 LINDY LANE									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					5081	NEW HOME	01/1998	12/1999	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SPEARS, SHANNON L	10/29/2019	0	4
					1150/892	ROHR, LYLE D & TONYA	12/30/1998	95,000	Yes
					1118/807	LINDENAU, JAMES H &	06/22/1998	14,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	1999	Land Value	33,795	33,795	11%	3,717	Assessed	20,153	2,098.57
Year Frozen	0	Improvements	171,485	149,421		16,436	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	205,280	183,216		20,153	Total Taxable	20,153	2,099.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660058693	FRANKLIN, SHANNON	4	192,748	0	19,194	1,998.00		
2024	2024-660058693	FRANKLIN, SHANNON	4	274,197	0	18,281	1,752.00		
2023	2023-660058693	FRANKLIN, SHANNON	4	158,270	0	17,410	1,643.00		
2022	2022-660058693	FRANKLIN, SHANNON	4	161,737	0	17,433	1,676.00		
2021	2021-660058693	FRANKLIN, SHANNON	4	150,935	0	16,603	1,554.00		
2020	2020-660058693	FRANKLIN, SHANNON	4	150,027	0	16,503	1,548.00		
2019	2019-660058693	SPEARS, SHANNON L	4	143,114	0	15,743	1,499.00		
2018	2018-660058693	SPEARS, SHANNON L	4	146,839	0	16,152	1,539.00		
2017	2017-660058693	SPEARS, SHANNON L	4	145,724	0	16,030	1,531.00		
2016	2016-660058693	SPEARS, SHANNON L	4	142,239	0	15,646	1,499.00		
2015	2015-660058693	SPEARS, SHANNON L	4	139,096	0	15,301	1,478.00		
2014	2014-660058693	SPEARS, SHANNON L	4	142,573	0	15,586	1,425.00		
2013	2013-660058693	SPEARS, SHANNON L	4	134,946	0	14,844	1,406.00		




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:32:37
 Page 2

Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0738 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 46,775.00 x .72 = 33,795 Factor Value Adjustments 1.0000 Lot Value 33,795		 <p>\\tsclient\C\Users\rln\Pictures\2017-04-11 04-11-17\04-11-17 161.J 4/13/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,603 / 1,603
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,603
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,970	121.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.26	Total Misc Impr	+ 10,989				
Roofing Adj	+ 4.46	Garage Cost	+ 17,195				
Subfloor Adj	+ -1.15	Total RCN	= 226,667				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 61,200				
Plumbing Adj	+ 8.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 165,467				
Adj Base Cost	= 123.82	Lot Value	+ 33,795				
Total Area	x 1,603	Indicated Value	= 199,262				
Adjusted Cost	= 198,483	Value Per SqFt	124.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,467		
Lot Value	33,795		
Indicated Value	199,262	124.31	Per SqFt
Agland Value			
Site Improvements	6,018		
Total Value	205,280	128.06	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	79794	7x7		49	24.11	1,181
PRCH	SLAB PORCH - COVERED	79795	20x10		200	23.56	4,712



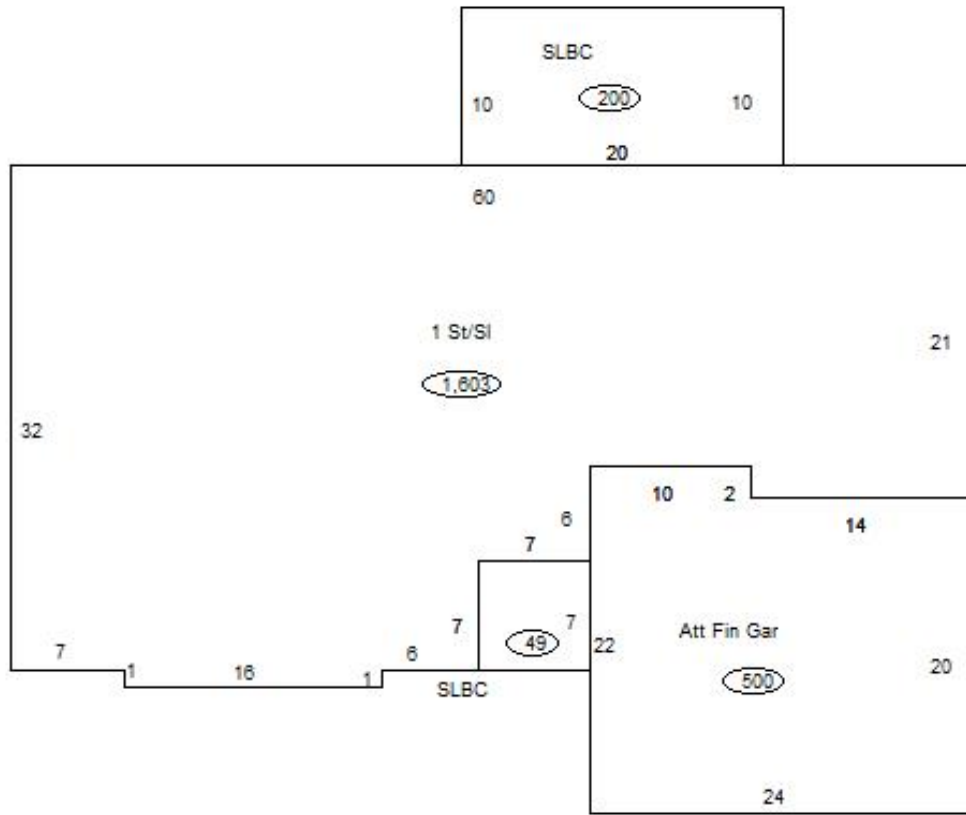
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:32:37
 Page 3

Sketch Image

660058693



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,603	1.000	1,603
2	G	5		13	Att Fin Gar	500	1.000	500
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,603		1,603



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:32:37
Page 4

660058693

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x6	Plank	Formed Metal	240
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (23.47 x 240)		5,633	5,633	1,296	4,337
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (27.79 x 96)		2,668	2,668	987	1,681