



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	660093440								
Parcel ID	21N16E-02-1-00000-000-0000								
Cadastral ID	02-21-16-00660								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	319864								
SHEARER, LUCAS & EMILY									
14693 E 470 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14693 E 470 PL								
Subdivision									
Lot/Block	/	Parcel Size	3.57 - Acres						
Sec/Twn/Rng	2 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.33576558 -95.56761975									
TR IN NE DESC AS: COMM NE/C GOV'T LOT 2; W 463.06' TO POB; S14 35-44E 162.15'; CRV L, RAD 60 CENT ANG 75-24-16 78.96'; W 343.45'; N214.98'; E 347.47' TO POB & TR IN NE DESC AS: COMM NE/C GOV'T LOT 2; S00-29-26W 424.45'; W 451.22' TO POB; W 355.67'; N									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 340	NEW DTCH ACC BLDG 40X60	11/2025		75,482					
R2011 05 4	R12-NEW 1880 SQ FT SFR	08/2011	10/2011	155,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2589/69	CORPORATE RELOCATION LLC	10/18/2016	325,000	YES					
2589/65	HARVEY, JYME B & MICHAEL D	07/04/2016	335,500	7					
2407/148	COLVARD, JEREMY &	06/12/2014	335,000	YES					
2209/403	REDWOOD CONSTRUCTION INC	11/18/2011	247,000	YES					
2138/345	ROBERTS BUILDING SUPPLY-INC	11/05/2010	49,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2017	Land Value	71,075	71,075	11%	7,818	Assessed	42,817 3,555.95	
Year Frozen	0	Improvements	319,414	318,170		34,999	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	390,489	389,245		42,817	Total Taxable	41,817 3,473.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093440	SHEARER, LUCAS & EMILY	5	377,908	1000	40,569	3,369.00		
2024	2024-660093440	SHEARER, LUCAS & EMILY	5	394,908	1000	40,367	3,369.00		
2023	2023-660093440	SHEARER, LUCAS & EMILY	5	395,712	1000	39,164	3,261.00		
2022	2022-660093440	SHEARER, LUCAS & EMILY	5	399,155	1000	37,993	3,160.00		
2021	2021-660093440	SHEARER, LUCAS & EMILY	5	349,876	1000	36,857	3,127.00		
2020	2020-660093440	SHEARER, LUCAS & EMILY	5	342,039	1000	35,755	3,027.00		
2019	2019-660093440	SHEARER, LUCAS & EMILY	5	324,405	1000	34,685	3,004.00		
2018	2018-660093440	SHEARER, LUCAS & EMILY	5	329,497	1000	35,245	3,055.00		
2017	2017-660093440	SHEARER, LUCAS & EMILY	5	327,170	1000	34,989	2,854.00		
2016	2016-660093440	HARVEY, JYME B & MICHAEL D	5	329,937	1000	35,293	3,010.00		
2015	2015-660093440	HARVEY, JYME B & MICHAEL D	5	321,487	1000	34,364	2,903.00		
2014	2014-660093440	HARVEY, JYME B & MICHAEL D	5	289,435	1000	28,565	2,451.00		
2013	2013-660093440	COLVARD, JEREMY &	5	272,568	1000	27,704	2,413.00		




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 3.5583 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 155,000.00 x .46 = 71,075 Factor Value Adjustments 1.0000 Lot Value 71,075		 <p style="text-align: right; color: orange;">03/27/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-27\IMG_000' 4/3/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,891 / 2,305
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,891
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	962 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	380,622	165.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	106.13	Total Misc Impr	+	22,164	
Roofing Adj	+ 5.03	Garage Cost	+	43,694	
Subfloor Adj	+ -3.84	Total RCN	=	370,833	
Heat/Cool Adj	+ 16.31	Depreciation (15%)	-	55,625	
Plumbing Adj	+ 8.68	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	315,208	
Adj Base Cost	= 132.31	Lot Value	+	71,075	
Total Area	x 2,305	Indicated Value	=	386,283	
Adjusted Cost	= 304,975	Value Per SqFt		167.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	315,208		
Lot Value	71,075		
Indicated Value	386,283	167.58	Per SqFt
Agland Value			
Site Improvements	4,206		
Total Value	390,489	169.41	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	112554		403	403	31.62		12,743
PRCH	SLAB PORCH - COVERED	112555	11x6		66	32.99		2,177
SHLT	STORM SHELTER			1	2015	1	0.00	



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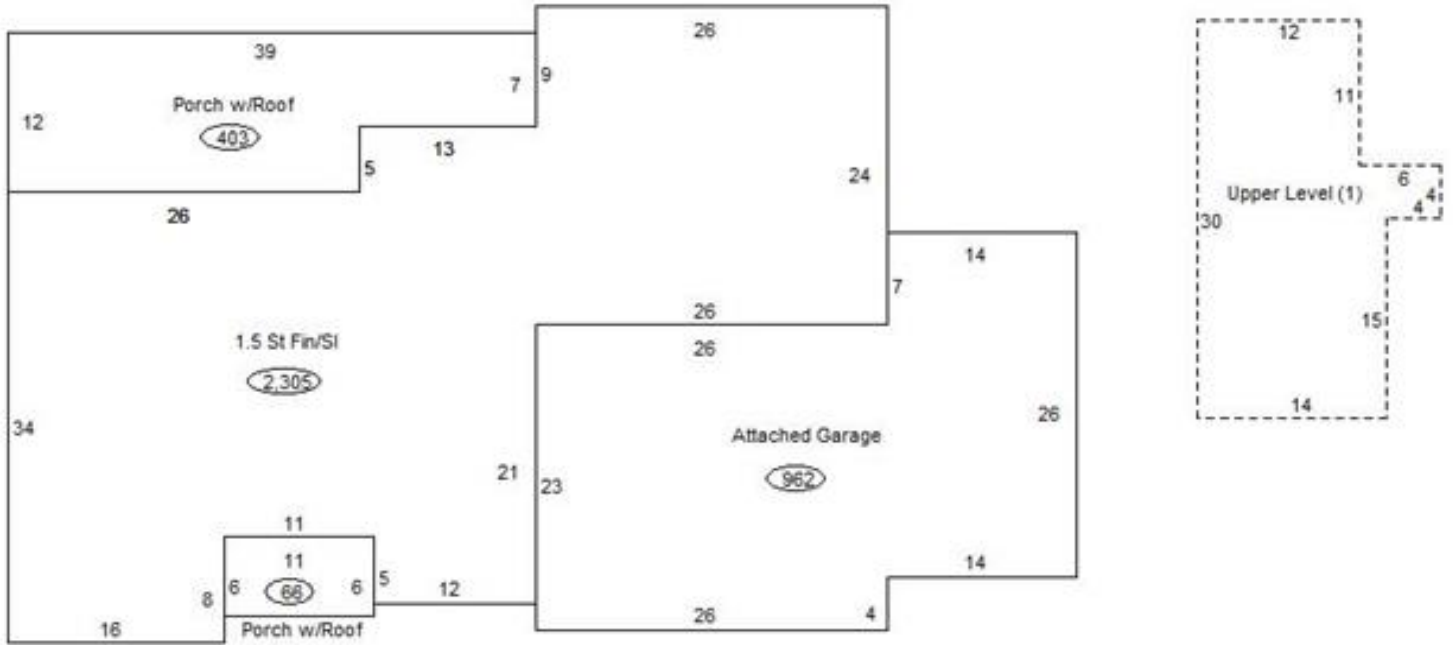
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Sketch Image

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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/Sl	1,891	1.219	2,305
2	G	1		13	Attached Garage	962	1.000	962
3	M	PRCH		13	SLBC	403	1.000	403
4	M	PRCH		13	SLBC	66	1.000	66
5	U	^UL		13	Upper Level (1)	414	1.000	414
Total Building Area						1,891		2,305



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	20x14x0			280
	Qual	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 280)		818		818	818
	BARN	BARN	0x0x0			736
	Qual	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (11.51 x 736)		8,471		8,471	3,388