



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	660096993								
Parcel ID	21N15E-33-4-00000-000-0003								
Cadastral ID	33-21-15-01150								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	331565								
SHAFFER, MICHAEL & SHANNON									
24957 S 4098 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24957 S 4098 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.25 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25051226 -95.70858483									
COMM NE/C W2 SE SE; S01-03-41E ALG E/L 660.04'; S88-41-35W 373 64' TO POB; S01-04-24E 534.18' TO NLY ROW/L HWY 266; CURVE L RAD 21610.92'CH BR S81-35-41W DIST 259.49'; N01-05-06W 566.24'; N88-41-35E 257.48' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
WP2016 06 24R17-POOL		06/2016	09/2016	37,000					
R2015 05 4 R16-NEW 2150 SQ FT SFR		05/2015	12/2015	210,250					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	FROESE, KEN & KIM	08/10/2020	365,000	YES					
2406/739	MULLINAX, SCOTT DECLINTON	06/11/2014	49,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2021	Land Value	67,339	67,339	11%	7,407	Assessed	46,392 4,830.88	
Year Frozen	0	Improvements	361,068	354,406		38,985	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	428,407	421,745		46,392	Total Taxable	45,392 4,744.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096993	SHAFFER, MICHAEL & SHANNON	4	416,564	1000	44,041	4,603.00		
2024	2024-660096993	SHAFFER, MICHAEL & SHANNON	4	432,546	1000	42,728	4,105.00		
2023	2023-660096993	SHAFFER, MICHAEL & SHANNON	4	391,016	1000	41,456	3,923.00		
2022	2022-660096993	SHAFFER, MICHAEL & SHANNON	4	388,427	1000	40,219	3,876.00		
2021	2021-660096993	SHAFFER, MICHAEL & SHANNON	4	363,803	1000	39,018	3,662.00		
2020	2020-660096993	SHAFFER, MICHAEL & SHANNON	4	310,563	1000	31,684	2,982.00		
2019	2019-660096993	FROESE, KEN & KIM	4	288,470	1000	30,732	2,938.00		
2018	2018-660096993	FROESE, KEN & KIM	4	296,214	1000	30,116	2,881.00		
2017	2017-660096993	FROESE, KEN & KIM	4	293,292	1000	29,210	2,801.00		
2016	2016-660096993	FROESE, KEN & KIM	4	266,630	1000	28,330	2,725.00		
2015	2015-660096993	FROESE, KEN & KIM	4	49,250	0	5,418	523.00		
2014	2014-660096993	FROESE, KEN & KIM	4	428	0	47	4.00		



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.3836	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	147,389.00 x .46 = 67,339	
Factor Value		
Adjustments	1.0000	
Lot Value	67,339	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	2,168 / 2,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,168
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	715 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8



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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	368,160	169.82	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	340,968		
Lot Value	67,339		
Indicated Value	408,307	188.33	Per SqFt
Agland Value			
Site Improvements	20,100		
Total Value	428,407	197.60	Total Value Per SqFt

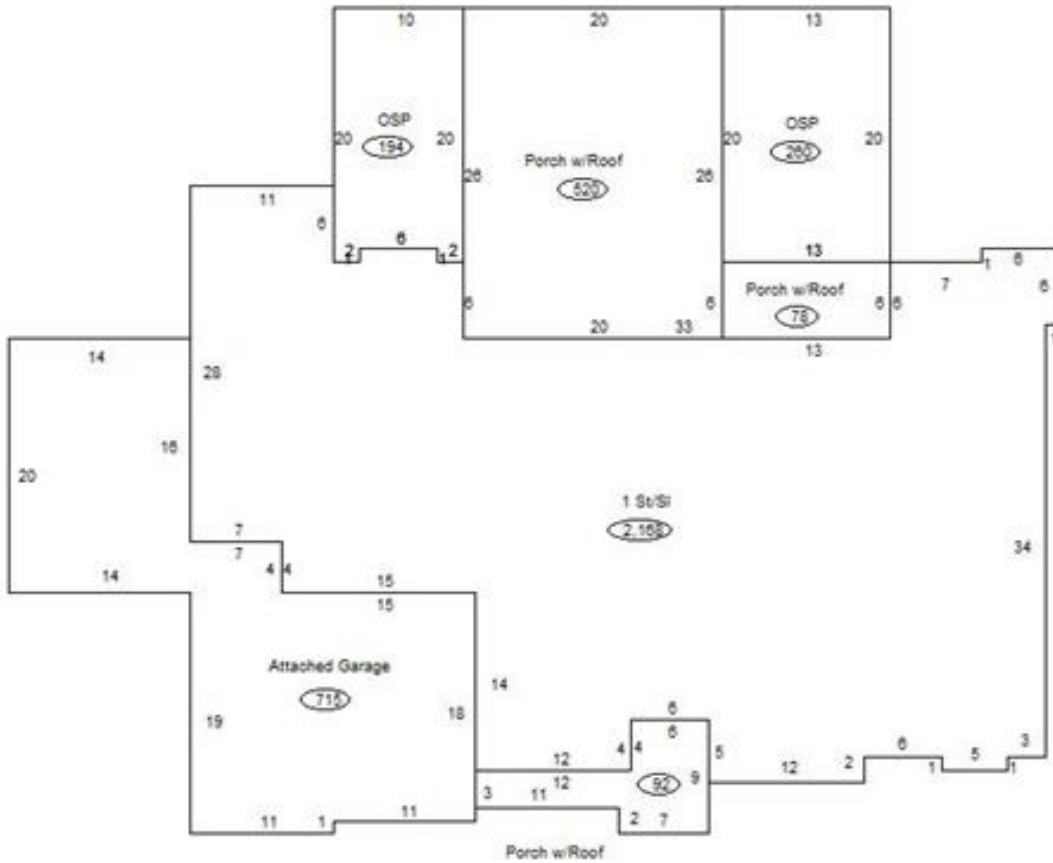
Cost Approach				Manual : 01/2025			
Base Cost	109.06	Total Misc Impr	+	34,781			
Roofing Adj	+ 5.95	Garage Cost	+	32,511			
Subfloor Adj	+ -4.62	Total RCN	=	370,617			
Heat/Cool Adj	+ 16.31	Depreciation (8%)	-	29,649			
Plumbing Adj	+ 13.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	340,968			
Adj Base Cost	= 139.91	Lot Value	+	67,339			
Total Area	x 2,168	Indicated Value	=	408,307			
Adjusted Cost	= 303,325	Value Per SqFt		188.33			

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	125127	26x20		520	31.25		16,250
PATO	SLAB PORCH - OPEN	125128	194		194	13.30		2,580
PATO	SLAB PORCH - OPEN	125129	20x13		260	11.96		3,110
PRCH	SLAB PORCH - COVERED	125130	13x6		78	32.95		2,570
PRCH	SLAB PORCH - COVERED	125131	92		92	32.90		3,027



Sketch Image

660096993



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,168	1.000	2,168
2	G	1		13	Attached Garage	715	1.000	715
3	M	PRCH		13	SLBC	520	1.000	520
4	M	PATO		13	Open Slab	194	1.000	194
5	M	PATO		13	Open Slab	260	1.000	260
6	M	PRCH		13	SLBC	78	1.000	78
7	M	PRCH		13	SLBC	92	1.000	92
Total Building Area						2,168		2,168



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2016	Eff Age 6	
		Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	9,900	20,100