



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:53:27
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Assessment Data					Primary Image						
Account	660097043										
Parcel ID	21N15E-33-4-00000-000-0004										
Cadastral ID	33-21-15-01312										
Property Type	REAL - Real Property										
Property Class	RR	VI Area 4									
Tax Area	4 - VERDIGRIS/VERD FIRE										
Name ID	317735										
SHAW, CORY W & PIPER H											
24575 S 4097 RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs	24575 S 4097 RD										
Subdivision											
Lot/Block	/	Parcel Size	5.93 - Acres								
Sec/Twn/Rng	33 / 21 / 15 / 4										
Neighborhood	6090 - UNPLATTED										
School District	S008 - VERDIGRIS SCHOOLS										
Legal Description Lat/Long: 36.25424894 -95.70985813											
TR DESC N88.3854E 946.31' TO POB; N88.3854E 30'; S01.0505E 585 57'; N88.3854E 297.56'; S01.0506E 735.59'; S88.4004W 327.55'; N01 0509W 1320.74' TO POB.											
Building Permits											
Number	Description	Opened	Closed	Amount							
R22 277	R23 NEW SFR 3000 SQ FT	06/2022	05/2023	150,000							
R2016 02 39	R7-NEW 2250 SQ FT SFR	02/2016	07/2016	50,000							
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
					2533/745	REEDER, FRANK & NANCY	03/04/2016	0	4		
					2532/726	BA LAND LLC	02/26/2016	88,500	17		
					2421/586	FIRST PRIORITY BANK	08/20/2014	109,500	YES		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax			
Remove Cap	2017	Land Value	95,163	95,163	11%	10,468	Assessed	64,463	6,712.65		
Year Frozen	0	Improvements	490,863	490,863		53,995	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00		
TIF Project ID	0	Total Value	586,026	586,026		64,463	Total Taxable	63,463	6,626.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660097043	SHAW, CORY W & PIPER H	4	568,972	1000	61,587	6,430.00				
2024	2024-660097043	SHAW, CORY W & PIPER H	4	599,889	1000	62,187	5,971.00				
2023	2023-660097043	SHAW, CORY W & PIPER H	4	226,957	1000	22,420	2,127.00				
2022	2022-660097043	SHAW, CORY W & PIPER H	4	229,512	1000	21,738	2,099.00				
2021	2021-660097043	SHAW, CORY W & PIPER H	4	210,281	1000	21,076	1,982.00				
2020	2020-660097043	SHAW, CORY W & PIPER H	4	204,849	1000	20,433	1,927.00				
2019	2019-660097043	SHAW, CORY W & PIPER H	4	189,170	1000	19,808	1,897.00				
2018	2018-660097043	SHAW, CORY W & PIPER H	4	192,250	1000	20,147	1,930.00				
2017	2017-660097043	SHAW, CORY W & PIPER H	4	191,239	1000	20,036	1,925.00				
2016	2016-660097043	SHAW, CORY W & PIPER H	4	78,313	0	8,614	826.00				
2015	2015-660097043	BA LAND LLC	4	77,257	0	8,498	821.00				
2014	2014-660097043	BA LAND LLC	4	2,370	0	261	24.00				



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.9386		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	258,683.00 x .37 = 95,163		
Factor Value			
Adjustments	1.0000		
Lot Value	95,163		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	1,074 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 10

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	227,048 193.07 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	141,757
Lot Value	95,163
Indicated Value	236,920 201.46 Per SqFt
Agland Value	
Site Improvements	
Total Value	236,920 201.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.00	Total Misc Impr	+ 0
Roofing Adj	+ 4.12	Garage Cost	+ 23,424
Subfloor Adj	+ 0.00	Total RCN	= 156,853
Heat/Cool Adj	+ 10.30	Depreciation (12%)	- 18,822
Plumbing Adj	+ 7.04	Lump Sums	+ 3,726
Basement Adj	+ 0.00	RCNLD	= 141,757
Adj Base Cost	= 113.46	Lot Value	+ 95,163
Total Area	x 1,176	Indicated Value	= 236,920
Adjusted Cost	= 133,429	Value Per SqFt	201.46

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	127499	26x7		182	20.47		3,726



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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	1	Slab	13	1 St/SI	1,176	1.000	1,176
2	M	WODO		13	WODO	182	1.000	182
3	G	1		13	Attached Garage	1,074	1.000	1,074
Total Building Area						1,176		1,176



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,156 / 3,196
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,156
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	220 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	82.94	Total Misc Impr	+ 14,959				
Roofing Adj	+ 3.59	Garage Cost	+ 11,381				
Subfloor Adj	+ -1.64	Total RCN	= 356,231				
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 7,125				
Plumbing Adj	+ 5.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 349,106				
Adj Base Cost	= 103.22	Lot Value	+ 349,106				
Total Area	x 3,196	Indicated Value	= 349,106				
Adjusted Cost	= 329,891	Value Per SqFt	109.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	349,106		
Lot Value			
Indicated Value	349,106	109.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	349,106	109.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157121	6x4		24	26.85		644
PRCH	Slab Porch - Covered	157122	25x11		275	26.07		7,169
PATO	Slab Porch - Open	157123	12x11		132	11.18		1,476
PRCH	Slab Porch - Covered	157124	18x12		216	26.25		5,670



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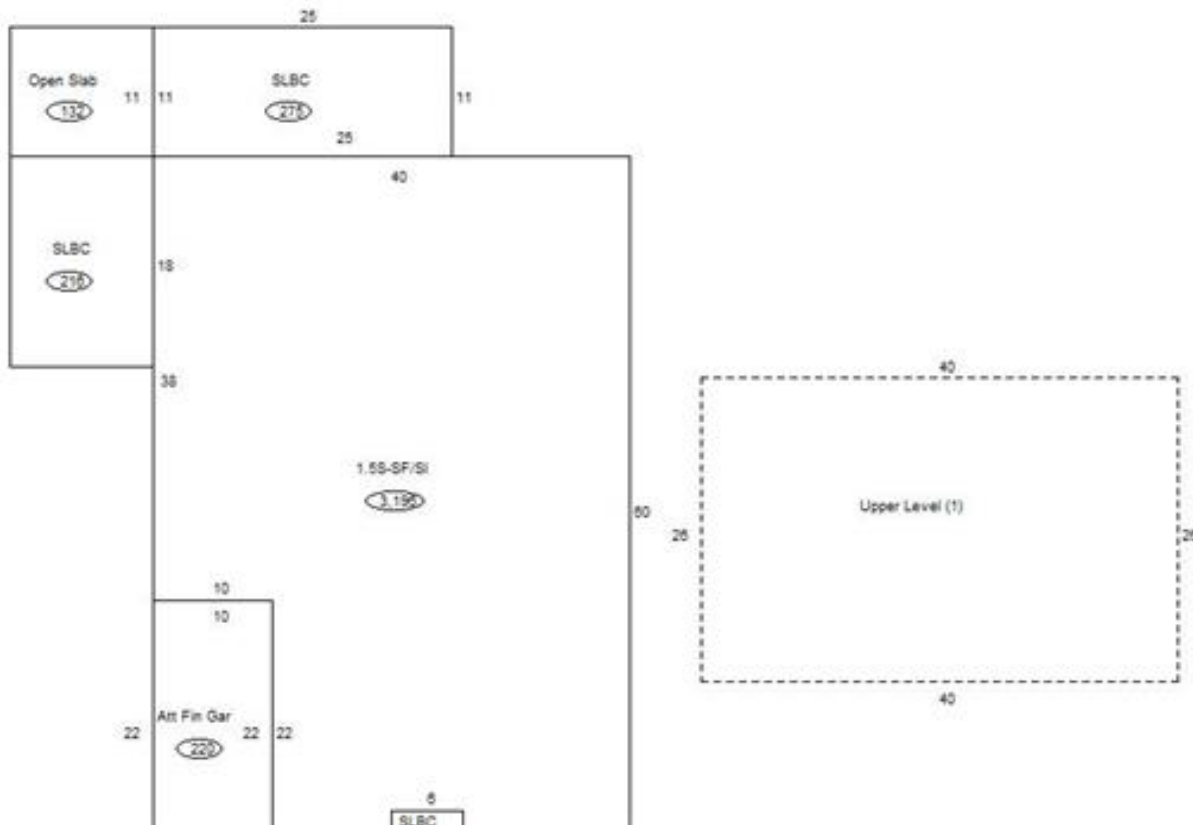
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Sketch Image

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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	1.5S-SF/SI	2,156	1.482	3,196
2	U	^UL		13	Upper Level (1)	1,040	1.000	1,040
3	G	5		13	Att Fin Gar	220	1.000	220
4	M	PRCH		13	SLBC	24	1.000	24
5	M	PRCH		13	SLBC	275	1.000	275
6	M	PATO		13	Open Slab	132	1.000	132
7	M	PRCH		13	SLBC	216	1.000	216
Total Building Area						2,156		3,196