



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:53:43
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Assessment Data				Primary Image																				
Account 660102283 Parcel ID 00000-0-0-0000944-001-0018 Cadastral ID 01-21-16-02470 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 328750 SHUEY, CHRIS & TRACY 1005 PECAN LN CLAREMORE OK 74017-0000 Parcel Location Situs 15289 E TAYLOR LN Subdivision WIND RIDGE AMD Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																								
Legal Description Lot/Long: 36.32475573 -95.55625457										\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_001 2/21/2023														
Building Permits LOT 18 BLOCK 1 WIND RIDGE AMD				<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>P20 000059</td> <td>R21- NEW POOL</td> <td>10/2020</td> <td>01/2021</td> <td>24,000</td> </tr> <tr> <td>R20 000125</td> <td>R21- NEW 2520 SQ FT SFR</td> <td>04/2020</td> <td>01/2021</td> <td>220,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	P20 000059	R21- NEW POOL	10/2020	01/2021	24,000	R20 000125	R21- NEW 2520 SQ FT SFR	04/2020	01/2021	220,000
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R20 000125	R21- NEW 2520 SQ FT SFR	04/2020	01/2021	220,000																				
Exemptions				Sale History																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	HIGHFILL PROPERTIES LLC	09/04/2019	45,000	YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax															
Remove Cap	2020		Land Value	66,178	66,178	11%	7,280	Assessed	50,652 4,713.17															
Year Frozen			Improvements	394,288	394,288		43,372	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00															
TIF Project ID	0		Total Value	460,466	460,466		50,652	Total Taxable	50,652 4,713.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660102283	SHUEY, CHRIS & TRACY			93	452,698	0	49,797	4,634.00															
2024	2024-660102283	SHUEY, CHRIS & TRACY			93	470,204	0	48,057	4,779.00															
2023	2023-660102283	SHUEY, CHRIS & TRACY			93	416,081	0	45,769	4,543.00															
2022	2022-660102283	SHUEY, CHRIS & TRACY			93	423,847	0	46,623	4,624.00															
2021	2021-660102283	SHUEY, CHRIS & TRACY			93	405,783	0	44,636	4,500.00															
2020	2020-660102283	SHUEY, CHRIS & TRACY			93	45,001	0	4,950	483.00															



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	1.035	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	45,083.00 x 1.47 = 66,178	
Factor Value		
Adjustments	1.0000	
Lot Value	66,178	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,552 / 2,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,552
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	398,679	156.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	628,330 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	372,388		
Lot Value	66,178		
Indicated Value	438,566	171.85	Per SqFt
Agland Value			
Site Improvements	21,900		
Total Value	460,466	180.43	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.40	Total Misc Impr	+	20,294			
Roofing Adj	+ 5.14	Garage Cost	+	31,256			
Subfloor Adj	+ -3.37	Total RCN	=	391,987			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	19,599			
Plumbing Adj	+ 8.76	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	372,388			
Adj Base Cost	= 133.40	Lot Value	+	66,178			
Total Area	x 2,552	Indicated Value	=	438,566			
Adjusted Cost	= 340,437	Value Per SqFt		171.85			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149077	414		414	28.11		11,638
PRCH	SLAB PORCH - COVERED	149078	76		76	29.29		2,226
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430
SHLT	STORM SHELTER		1	2020	1	0.00		



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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 2020	Eff Age 5	
		Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	8,100	21,900