



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:18:36  
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Assessment Data				Primary Image															
<b>Account</b> 660104597 <b>Parcel ID</b> 00000-00-0-000296-002-0003 <b>Cadastral ID</b> 05-21-16-18260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 335719 SHAMBLIN, STEVEN L & WENDY D  1602 WILDWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01602 WILDWOOD DR <b>Subdivision</b> ESTATES AT FOREST PARK III <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1154 - R-V01-NW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0028. 4/5/2023</p>															
<b>Legal Description</b> Lat/Long: 36.33510816 -95.62710371																			
LOT 3 BLOCK 2 ESTATES AT FOREST PARK III				<b>Building Permits</b> <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>R20 0525</td> <td>R22- NEW 2758 SQ FT SFR</td> <td>12/2020</td> <td>09/2021</td> <td>215,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 0525	R22- NEW 2758 SQ FT SFR	12/2020	09/2021	215,000
Number	Description	Opened	Closed	Amount															
R20 0525	R22- NEW 2758 SQ FT SFR	12/2020	09/2021	215,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	09/09/2021	381,000	YES										
					/	NORTHLAKE ESTATES LLC	10/30/2020	930,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2022		Land Value	32,916	26,423	11%	2,907	<b>Assessed</b>	45,797										
Year Frozen			Improvements	398,091	389,905		42,890	<b>Penalty</b>	0										
Uncapped Value	0		Mobile Home	0	0		0	<b>Exemption</b>	1,000										
TIF Project ID	0		<b>Total Value</b>	431,007	416,328		45,797	<b>Total Taxable</b>	44,797										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660104597	SHAMBLIN, STEVEN L & WENDY D			17	418,763	1000	43,462	4,017.00										
2024	2024-660104597	SHAMBLIN, STEVEN L & WENDY D			17	434,917	1000	42,168	3,897.00										
2023	2023-660104597	SHAMBLIN, STEVEN L & WENDY D			17	381,000	1000	40,910	3,747.00										
2022	2022-660104597	SHAMBLIN, STEVEN L & WENDY D			17	381,000	1000	40,910	3,787.00										
2021	2021-660104597	SHAMBLIN, STEVEN L & WENDY D			17	46,500	0	5,115	452.00										



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2519		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	10,972.00 x 3.00 = 32,916		
Factor Value			
Adjustments	1.0000		
Lot Value	32,916		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	98% Veneer, Masonry 2% Veneer, Stone
Base/Total Area	2,549 / 2,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,549
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	793 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	406,344	159.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	403,170 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.94	Total Misc Impr	+ 18,729
Roofing Adj	+ 5.79	Garage Cost	+ 45,130
Subfloor Adj	+ -4.58	Total RCN	= 414,678
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 16,587
Plumbing Adj	+ 7.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 398,091
Adj Base Cost	= 137.63	Lot Value	+ 32,916
Total Area	x 2,549	Indicated Value	= 431,007
Adjusted Cost	= 350,819	Value Per SqFt	169.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	398,091		
Lot Value	32,916		
Indicated Value	431,007	169.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	431,007	169.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151655	322		322	31.87		10,262
PRCH	Slab Porch - Covered	151656	6x5		30	33.10		993
PATO	Slab Porch - Open	151657	4x4		16	14.39		230
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244

