



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:18:45  
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Assessment Data				Primary Image						
Account	660104602			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0033. 4/5/2023</p>						
Parcel ID	00000-00-0-000296-003-0001									
Cadastral ID	05-21-16-18310									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	337471									
SHOEMAKER, KEVIN C & LACY										
2891 FOREST HILL WAY CLAREMORE OK 74017-0000										
Parcel Location										
Situs	02891 FOREST HILL WAY									
Subdivision	ESTATES AT FOREST PARK III									
Lot/Block	0001 / 0003	Parcel Size	1 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1154 - R-V01-NW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.33516403 -95.62523347				Building Permits						
LOT 1 BLOCK 3 ESTATES AT FOREST PARK III				Number	Description	Opened	Closed	Amount		
				R21 0160	R23- NEW 2392 SQ FT SFR	05/2021	02/2022	200,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	02/25/2022	414,500	YES	
					/	NORTHLAKE ESTATES LLC	10/30/2020	930,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	69,147	69,147	11%	7,606	Assessed	48,869	4,516.96	
Year Frozen		Improvements	375,116	375,116		41,263	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	444,263	444,263		48,869	Total Taxable	48,869	4,517.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104602	SHOEMAKER, KEVIN C & LACY			17	429,278	0	47,220	4,365.00	
2024	2024-660104602	SHOEMAKER, KEVIN C & LACY			17	436,579	0	47,874	4,425.00	
2023	2023-660104602	SHOEMAKER, KEVIN C & LACY			17	414,500	0	45,595	4,177.00	
2022	2022-660104602	SHOEMAKER, KEVIN C & LACY			17	46,500	0	5,115	473.00	
2021	2021-660104602	EXECUTIVE HOMES LLC			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	0.5291		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	23,049.00 x 3.00 = 69,147		
Factor Value			
Adjustments	1.0000		
Lot Value	69,147		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,413 / 2,413
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,413
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	620 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	377,534	156.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	414,830		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.11	Total Misc Impr	+ 18,767
Roofing Adj	+ 5.84	Garage Cost	+ 36,041
Subfloor Adj	+ -4.61	Total RCN	= 390,746
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 15,630
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 375,116
Adj Base Cost	= 139.22	Lot Value	+ 69,147
Total Area	x 2,413	Indicated Value	= 444,263
Adjusted Cost	= 335,938	Value Per SqFt	184.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	375,116		
Lot Value	69,147		
Indicated Value	444,263	184.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	444,263	184.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	153619	22x12		264	11.88		3,136
PRCH	Slab Porch - Covered	153620	22x11		242	32.12		7,773
PRCH	Slab Porch - Covered	153621	7x5		35	33.08		1,158
FPPF	Fireplace - Prefabricated			1 2021	1	6,700.26		6,700

