



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																				
Account 660104603 Parcel ID 00000-00-0-000296-003-0002 Cadastral ID 05-21-16-18320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335682 SHAMBLIN, STEVEN STANLEY & SHERRY ANN-TRUSTEES SHAMBLIN FAMILY TRUST 2889 FORREST HILL WAY CLAREMORE OK 74017-0000																																																									
Parcel Location Situs 02889 FOREST HILL WAY Subdivision ESTATES AT FOREST PARK III Lot/Block 0002 / 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 Lot/Long: 36.33492783 -95.62529527					Building Permits <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>R21 0052</td> <td>R22- NEW 3100 SQ FT SFR</td> <td>02/2021</td> <td>09/2021</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0052	R22- NEW 3100 SQ FT SFR	02/2021	09/2021	220,000																																						
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5269		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	22,950.00 x 3.00 = 68,850		
Factor Value			
Adjustments	1.0000		
Lot Value	68,850		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,278 / 3,278
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,278
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	864 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	
Adjusted R	0.8445		
Indicated Value	484,243	147.73	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	584,930 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.77	Total Misc Impr	+	25,180			
Roofing Adj	+ 5.59	Garage Cost	+	49,170			
Subfloor Adj	+ -4.29	Total RCN	=	505,341			
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	20,214			
Plumbing Adj	+ 6.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	485,127			
Adj Base Cost	= 131.48	Lot Value	+	68,850			
Total Area	x 3,278	Indicated Value	=	553,977			
Adjusted Cost	= 430,991	Value Per SqFt		169.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	485,127		
Lot Value	68,850		
Indicated Value	553,977	169.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	553,977	169.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151610	418		418	31.57		13,196
PRCH	Slab Porch - Covered	151611	13x8		104	32.85		3,416
PATO	Slab Porch - Open	151612	8x5		40	14.39		576
PATO	Slab Porch - Open	151613	13x4		52	14.39		748
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244

