



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:14:55
Page 1

Assessment Data					Primary Image																																																																
Account 660108596 Parcel ID 000000-0003-003-0-000-00 Cadastral ID 05-21-16-20000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346144 SHANNON, LINDA & GREGORY D 1607 CEDARWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01607 CEDARWOOD DR Subdivision ESTATES AT FOREST PARK V Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660108596_001.JPG 6/25/2025</p>																																																																
Legal Description Lot/Long: 36.33296159 -95.62782198 LOT 3 BLOCK 3 ESTATES AT FOREST PARK V																																																																					
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Date 04/18/2026
Time 11:14:55
Page 2

Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.298		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,980.00 x 3.00 = 38,940		
Factor Value			
Adjustments	1.0000		
Lot Value	38,940		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,586 / 2,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,586
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	760 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	463,200 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.56	Total Misc Impr	+ 16,587
Roofing Adj	+ 6.16	Garage Cost	+ 46,109
Subfloor Adj	+ -4.57	Total RCN	= 437,847
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 4,378
Plumbing Adj	+ 7.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 433,469
Adj Base Cost	= 145.07	Lot Value	+ 38,940
Total Area	x 2,586	Indicated Value	= 472,409
Adjusted Cost	= 375,151	Value Per SqFt	182.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	433,469		
Lot Value	38,940		
Indicated Value	472,409	182.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	472,409	182.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	172691	300		300	20.58		6,174
PRCH	Porch	172692	90		90	36.34		3,271
FPPF	Fireplace - Prefabricated			2025	1	7,141.75		7,142



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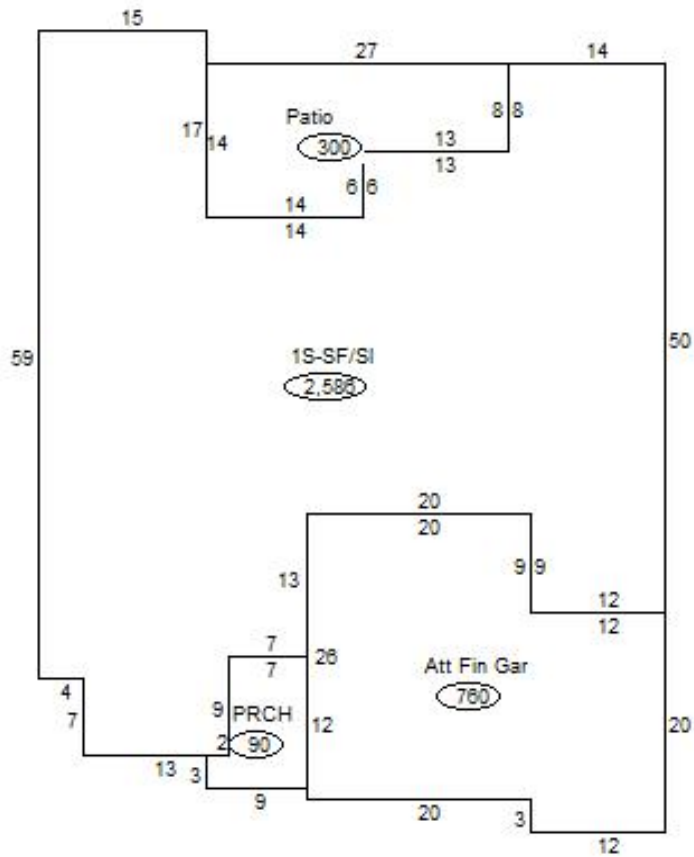
Date 04/18/2026

Time 11:14:55

Page 3

Sketch Image

660108596



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,586	1.000	2,586
2	G	5		20	Att Fin Gar	760	1.000	760
3	M	PATC		20	Patio	300	1.000	300
4	M	PRCH		20	PRCH	90	1.000	90
Total Building Area						2,586		2,586