



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
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Account 660109456
Parcel ID 000662-0014-010-0-000-00
Cadastral ID 20-21-16-14100
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 346636
 FRANKLIN, SHAWN D'ANGELO &
 KAITLYN GRACE

2209 S AMARILLO DR
 CLAREMORE OK 74019-0000

Parcel Location

Situs 02209 S AMARILLO DR
Subdivision RED PLAINS PHASE III
Lot/Block 0010 / 0014 **Parcel Size** 1 - Lots
Sec/Twn/Rng 20 / 21 / 16 / 5
Neighborhood 1166 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



660109456_001.JPG 6/23/2025

Legal Description Lat/Long: 36.16143311 -95.54847499

LOT 10 BLOCK 14 RED PLAINS PHASE III

Building Permits

Number	Description	Opened	Closed	Amount
R24 080	NEW SFR 1216 SQ FT	10/2024	06/2025	141,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	RAUSCH COLEMAN HOMES OF TULSA	03/13/2025	209,000	15
/	TULSA L DEV LLC	08/28/2024		WB

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2026	Land Value	39,466	39,466	11%	4,341	Assessed	22,990 2,124.97
Year Frozen		Improvements	169,537	169,537		18,649	Penalty	0
Uncapped Value	169,537	Mobile Home	0	0		0	Exemption	1,000 -92.00
TIF Project ID	0	Total Value	209,003	209,003		22,990	Total Taxable	21,990 2,033.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109456	FRANKLIN, SHAWN D'ANGELO &	17	2,019	0	222	21.00



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1272		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,541.00 x 6.00 = 33,246		
Factor Value			
Adjustments	1.1871		
Lot Value	39,466		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,205 / 1,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	169,537		
Lot Value	39,466		
Indicated Value	209,003	173.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,003	173.45	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.01	Total Misc Impr	+ 1,526
Roofing Adj	+ 4.75	Garage Cost	+ 14,664
Subfloor Adj	+ -1.21	Total RCN	= 171,249
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,712
Plumbing Adj	+ 8.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,537
Adj Base Cost	= 128.68	Lot Value	+ 39,466
Total Area	x 1,205	Indicated Value	= 209,003
Adjusted Cost	= 155,059	Value Per SqFt	173.45

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172660	4x3		12	24.23		291
PATC	Patio - Covered	172661	13x5		65	19.00		1,235



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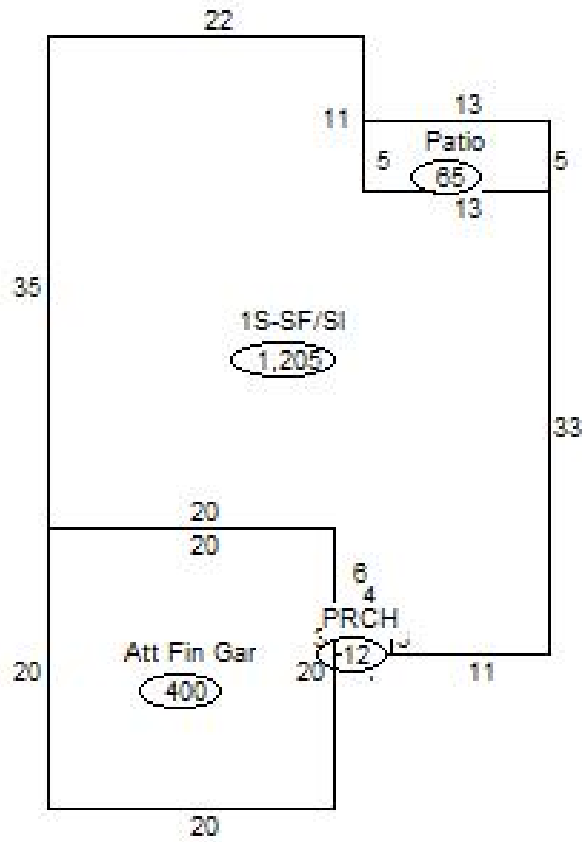
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Sketch Image

660109456



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Slab	1,205	1.000	1,205
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	12	1.000	12
4	M	PATC		20	Patio	65	1.000	65
Total Building Area						1,205		1,205