




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:38:57
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Assessment Data					Primary Image																								
Account 660106092 Parcel ID 000000-0001-006-0-000-00 Cadastral ID 08-21-15-05060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 349296 ACTOUKA, JOHN B & DIANE ELAINE KREBS 20603 S CONCORD AVE CLAREMORE OK 74019-0000 Parcel Location Situs 20603 S CONCORD AVE Subdivision BIRCHWOOD Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 15 / 5 Neighborhood 1142 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660106092_001.JPG 1/13/2026</p>																								
Legal Description Lat/Long: 36.31417548 -95.73669133 LOT 6 BLOCK 1 BIRCHWOOD AMD																													
Exemptions					Building Permits																								
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/	LANDMARK HOMES LLC	02/05/2026	537,000	15																									
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Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																				
Remove Cap	2027	Land Value	9,678	9,678	11%	1,065	Assessed	20,823	2,260.09																				
Year Frozen		Improvements	179,616	179,616		19,758	Penalty	0																					
Uncapped Value	179,616	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	189,294	189,294		20,823	Total Taxable	20,823	2,260.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660106092	LANDMARK HOMES LLC	7	105,784	0	1,118	122.00																						
2024	2024-660106092	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00																						
2023	2023-660106092	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00																						
2022	2022-660106092	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	119.00																						



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Lot Data		- BIRCHWOOD DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5532		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method			
Base Lot Value	1.00 x 9,678.00 = 9,678		
Factor Value			
Adjustments	1.0000		
Lot Value	9,678		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,884 / 2,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,884
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	849 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	6
Indicated Value	459,960 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.16	Total Misc Impr	+ 18,429
Roofing Adj	+ 5.68	Garage Cost	+ 48,317
Subfloor Adj	+ -4.37	Total RCN	= 453,577
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,536
Plumbing Adj	+ 6.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 449,041
Adj Base Cost	= 134.13	Lot Value	+ 9,678
Total Area	x 2,884	Indicated Value	= 458,719
Adjusted Cost	= 386,831	Value Per SqFt	159.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	449,041		
Lot Value	9,678		
Indicated Value	458,719	159.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	458,719	159.06	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	193264	56		56	33.02	1,849
PATC	Patio - Covered	193265	495		495	18.86	9,336
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,243.87	7,244



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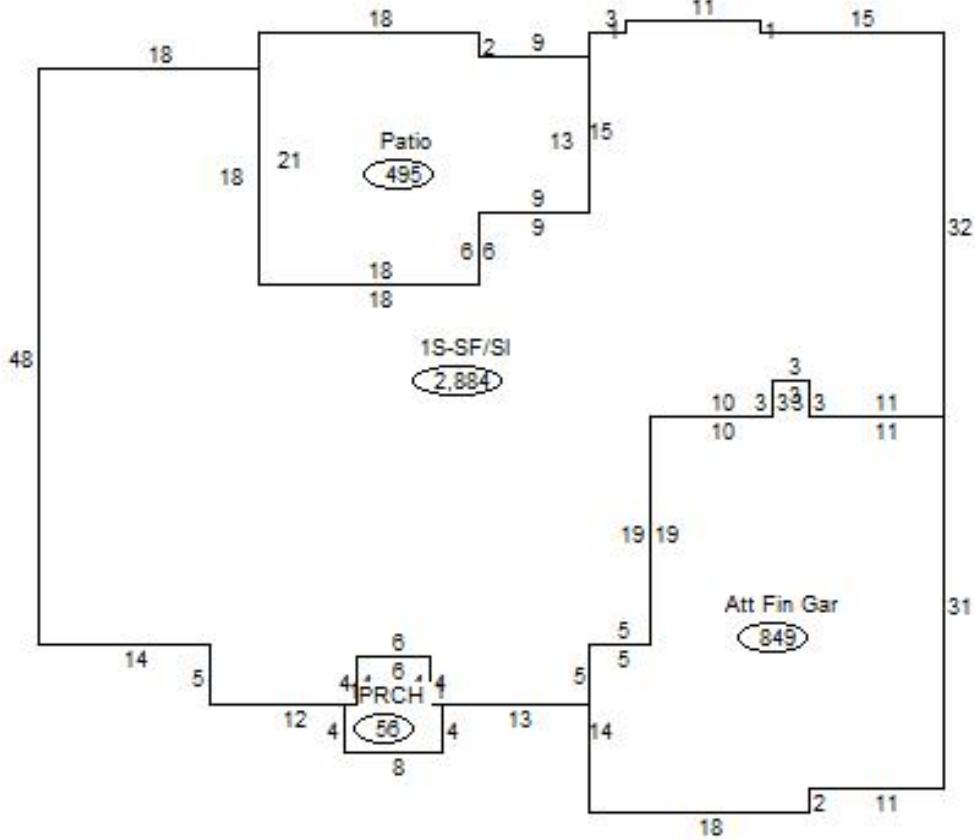
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,884	1.000	2,884
2	G	5		20	Att Fin Gar	849	1.000	849
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PATC		20	Patio	495	1.000	495
Total Building Area						2,884		2,884