



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:38:59
Page 1

Assessment Data					Primary Image				
Account	660106093								
Parcel ID	000000-0001-007-0-000-00								
Cadastral ID	08-21-15-05070								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	345456								
THE BDD FAMILY TRUST									
20613 S CONCORD AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20613 S CONCORD AVE								
Subdivision	BIRCHWOOD								
Lot/Block	0007 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	8 / 21 / 15 / 5								
Neighborhood	1142 - R-V01-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31375705 -95.73665076									
Building Permits									
LOT 7 BLOCK 1 BIRCHWOOD									
Number	Description	Opened	Closed	Amount					
R24 065	NEW SFR 2873 SQ FT	03/2024	12/2024	254,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LANDMARK HOMES LLC	09/30/2024	515,500	YES					
/	BIRCHWOOD DEVELOPMENT LLC	03/13/2024	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2025	Land Value	80,774	80,774	11%	8,885	Assessed	58,277 6,325.27	
Year Frozen		Improvements	449,014	449,014		49,392	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	529,788	529,788		58,277	Total Taxable	57,277 6,228.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106093	THE BDD FAMILY TRUST	7	515,500	1000	55,705	6,057.00		
2024	2024-660106093	LANDMARK HOMES LLC	7	9,678	0	1,065	117.00		
2023	2023-660106093	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2022	2022-660106093	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	119.00		



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 Time 10:39:00
 Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5064		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,058.00 x 4.50 = 99,261		
Factor Value			
Adjustments	0.8138		
Lot Value	80,774		



660106093_001.JPG 1/7/2025

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	2,880 / 2,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,880
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	843 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	529,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	449,014		
Lot Value	80,774		
Indicated Value	529,788	183.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	529,788	183.95	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.19	Total Misc Impr	+ 23,793
Roofing Adj	+ 5.69	Garage Cost	+ 47,975
Subfloor Adj	+ -4.37	Total RCN	= 458,178
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,164
Plumbing Adj	+ 6.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 449,014
Adj Base Cost	= 134.17	Lot Value	+ 80,774
Total Area	x 2,880	Indicated Value	= 529,788
Adjusted Cost	= 386,410	Value Per SqFt	183.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	163193	56		56	33.02		1,849
PRCH	Porch	163194	468		468	31.41		14,700
FPR1	Fireplace - Residential 1 Story		1	2024	1	7,243.87		7,244



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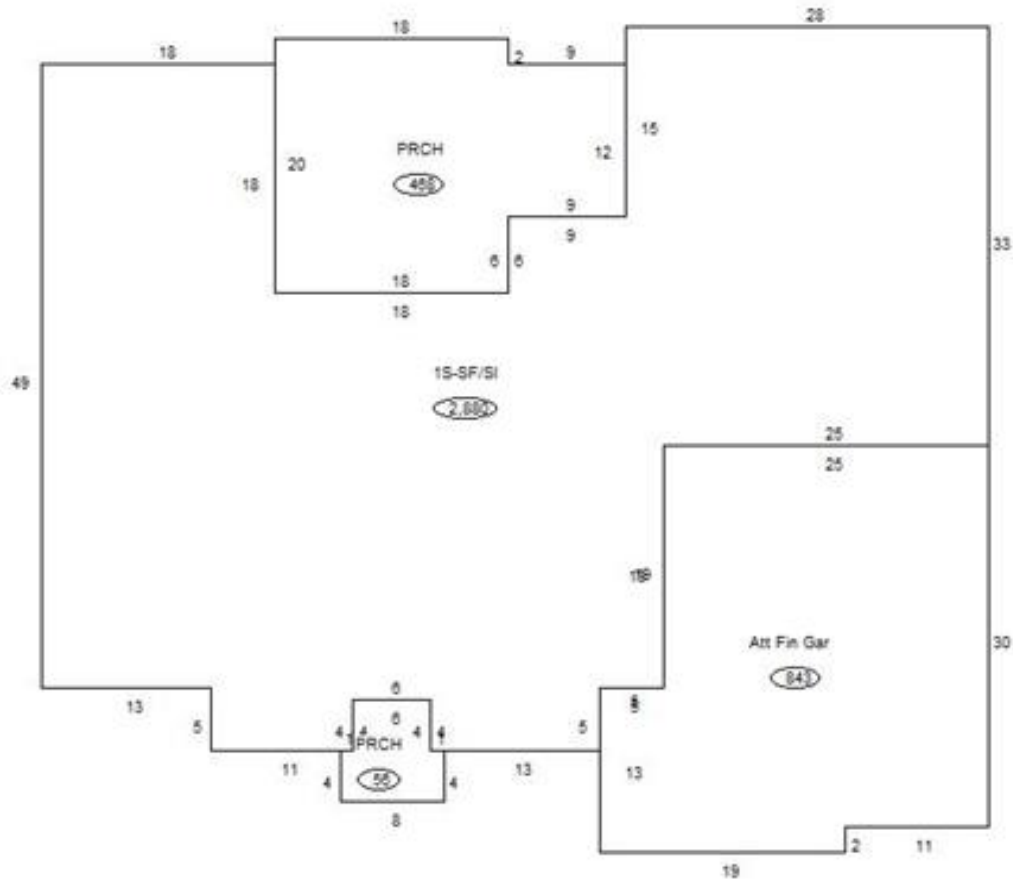
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 Time 10:39:00
 Page 3

Sketch Image

660106093



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,880	1.000	2,880
2	G	5		13	Att Fin Gar	843	1.000	843
3	M	PRCH		13	PRCH	56	1.000	56
4	M	PRCH		13	PRCH	468	1.000	468
Total Building Area						2,880		2,880