




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:39:03
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Assessment Data					Primary Image																																																	
Account 660106095 Parcel ID 000000-0001-009-0-000-00 Cadastral ID 08-21-15-05090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 346812 HERNANDEZ, ANGEL & LISA A 20653 S CONCORD AVE CLAREMORE OK 74019-0000 Parcel Location Situs 20653 S CONCORD AVE Subdivision BIRCHWOOD Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 15 / 5 Neighborhood 1142 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660106095_001.JPG 12/23/24</p>																																																	
Legal Description Lot/Long: 36.31303810 -95.73669926 LOT 9 BLOCK 1 BIRCHWOOD																																																						
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>R25 004</td> <td>NEW POOL</td> <td>01/2026</td> <td></td> <td>70,000</td> </tr> <tr> <td>R25 271</td> <td>NEW DTCH ACC BLDG 30X30</td> <td>08/2025</td> <td></td> <td>90,000</td> </tr> <tr> <td>R24 070</td> <td>NEW SFR 2764 SQ FT</td> <td>03/2024</td> <td>12/2024</td> <td>253,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 004	NEW POOL	01/2026		70,000	R25 271	NEW DTCH ACC BLDG 30X30	08/2025		90,000	R24 070	NEW SFR 2764 SQ FT	03/2024	12/2024	253,000																									
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	LANDMARK HOMES LLC	04/10/2025	520,000	YES																																													
					/	BIRCHWOOD DEVELOPMENT LLC	03/12/2025	0	5																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 94,445</td> <td>94,445</td> <td>11%</td> <td>10,389</td> <td>Assessed</td> <td>57,611</td> <td>6,252.98</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 429,290</td> <td>429,290</td> <td></td> <td>47,222</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 523,735</td> <td>523,735</td> <td></td> <td>57,611</td> <td>Total Taxable</td> <td>57,611</td> <td>6,253.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2026	Land Value 94,445	94,445	11%	10,389	Assessed	57,611	6,252.98	Year Frozen		Improvements 429,290	429,290		47,222	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 523,735	523,735		57,611	Total Taxable	57,611	6,253.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660106095	HERNANDEZ, ANGEL & LISA A	7	515,377	0	46,036	4,997.00																																															
2024	2024-660106095	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00																																															
2023	2023-660106095	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00																																															
2022	2022-660106095	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	119.00																																															



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Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.567		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,698.00 x 4.33 = 107,032		
Factor Value			
Adjustments	0.8824		
Lot Value	94,445		



660106095_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	2,761 / 2,761
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,761
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	765 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

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	508,790 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.06	Total Misc Impr	+ 16,499
Roofing Adj	+ 5.73	Garage Cost	+ 43,536
Subfloor Adj	+ -4.41	Total RCN	= 433,626
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,336
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 429,290
Adj Base Cost	= 135.31	Lot Value	+ 94,445
Total Area	x 2,761	Indicated Value	= 523,735
Adjusted Cost	= 373,591	Value Per SqFt	189.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	429,290		
Lot Value	94,445		
Indicated Value	523,735	189.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	523,735	189.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161847	22x16		352	19.15		6,741
PRCH	Porch	161849	56		56	33.02		1,849
PATO	Patio - Open	161850	12x7		84	14.39		1,209
FPPF	Fireplace - Prefabricated		1		1	6,700.26		6,700

