



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:39:11
Page 1

Assessment Data					Primary Image				
Account	660106099				<p>660106099_001.JPG 9/16/2025</p>				
Parcel ID	000000-0001-013-0-000-00								
Cadastral ID	08-21-15-05130								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	348066								
GULISAO, CANDACE M & BRANDON J									
20803 S CONCORD AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20803 S CONCORD AVE								
Subdivision	BIRCHWOOD								
Lot/Block	0013 / 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: 36.31160280 -95.73669518									
Building Permits									
LOT 13 BLOCK 1 BIRCHWOOD									
Number	Description	Opened	Closed	Amount					
R24 322	NEW SFR 2873 SQ FT	09/2024	09/2025	259,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LANDMARK HOMES LLC	08/29/2025	521,000	15					
/	BIRCHWOOD DEVELOPMENT LLC	02/06/2025	0	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	72,995	72,995	11%	8,029	Assessed	57,346 6,224.22	
Year Frozen		Improvements	448,335	448,335		49,317	Penalty	0	
Uncapped Value	448,335	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	521,330	521,330		57,346	Total Taxable	56,346 6,127.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106099	GULISAO, CANDACE M &	7	107,094	0	1,118	122.00		
2024	2024-660106099	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00		
2023	2023-660106099	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2022	2022-660106099	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	119.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:39:11
 Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5677		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,728.00 x 4.33 = 107,094		
Factor Value			
Adjustments	0.6816		
Lot Value	72,995		



660106099_001.JPG

9/16/2025

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	2,871 / 2,871
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,871
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	873 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 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	522,360 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.25	Total Misc Impr	+ 17,750
Roofing Adj	+ 5.69	Garage Cost	+ 49,682
Subfloor Adj	+ -4.37	Total RCN	= 452,864
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,529
Plumbing Adj	+ 6.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 448,335
Adj Base Cost	= 134.25	Lot Value	+ 72,995
Total Area	x 2,871	Indicated Value	= 521,330
Adjusted Cost	= 385,432	Value Per SqFt	181.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	448,335		
Lot Value	72,995		
Indicated Value	521,330	181.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	521,330	181.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	174568	56		56	33.02		1,849
PATC	Patio - Covered	174569	459		459	18.86		8,657
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,243.87		7,244

