



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:39:26
Page 1

Assessment Data				Primary Image																				
Account	660106107																							
Parcel ID	000000-0001-021-0-000-00																							
Cadastral ID	08-21-15-05210																							
Property Type	REAL - Real Property																							
Property Class	RRP	VI Area	4																					
Tax Area	7 - OWASSO/LIMESTONE FIRE																							
Name ID	343685																							
HOLLINGSWORTH, COURTNEY																								
20901 S WINDSOR AVE CLAREMORE OK 74019-0000																								
Parcel Location																								
Situs	20901 S WINDSOR AVE																							
Subdivision	BIRCHWOOD																							
Lot/Block	0021 / 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: 36.31087936 -95.73388406			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>R22 367</td> <td>R23 NEW SFR 2873 SQ FT</td> <td>09/2022</td> <td>11/2023</td> <td>253,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 367	R23 NEW SFR 2873 SQ FT	09/2022	11/2023	253,000					
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LOT 21 BLOCK 1 BIRCHWOOD				Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LANDMARK HOMES LLC</td> <td>02/21/2024</td> <td>520,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BIRCHWOOD DEVELOPMENT LLC</td> <td>02/01/2024</td> <td>0</td> <td>4</td> </tr> </tbody> </table>						Bk/Pg	Grantor	Date	Price	Code	/	LANDMARK HOMES LLC	02/21/2024	520,000	YES	/	BIRCHWOOD DEVELOPMENT LLC	02/01/2024	0	4
Bk/Pg	Grantor	Date	Price	Code																				
/	LANDMARK HOMES LLC	02/21/2024	520,000	YES																				
/	BIRCHWOOD DEVELOPMENT LLC	02/01/2024	0	4																				
Exemptions				Parcel Valuation																				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	LANDMARK HOMES LLC	02/21/2024	520,000	YES															
					/	BIRCHWOOD DEVELOPMENT LLC	02/01/2024	0	4															
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax															
Remove Cap	2025		Land Value	86,042	86,042	11%	Assessed	59,264	6,432.40															
Year Frozen			Improvements	452,718	452,718		Penalty	0																
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00															
TIF Project ID	0		Total Value	538,760	538,760		Total Taxable	59,264	6,432.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660106107	HOLLINGSWORTH, COURTNEY			7	520,000	0	57,200	6,208.00															
2024	2024-660106107	HOLLINGSWORTH, COURTNEY			7	523,205	0	1,173	130.00															
2023	2023-660106107	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	115.00															
2022	2022-660106107	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	119.00															



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Date 04/18/2026
 Time 10:39:26
 Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6724		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	29,290.00 x 3.98 = 116,583		
Factor Value			
Adjustments	0.7380		
Lot Value	86,042		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	0
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,888 / 2,888
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,888
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	849 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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	530,920 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	452,718		
Lot Value	86,042		
Indicated Value	538,760	186.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	538,760	186.55	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.13	Total Misc Impr	+ 26,417
Roofing Adj	+ 5.68	Garage Cost	+ 48,317
Subfloor Adj	+ -4.37	Total RCN	= 461,957
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,239
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 452,718
Adj Base Cost	= 134.08	Lot Value	+ 86,042
Total Area	x 2,888	Indicated Value	= 538,760
Adjusted Cost	= 387,223	Value Per SqFt	186.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158651	56		56	33.02		1,849
PRCH	Slab Porch - Covered	158652	468		468	31.41		14,700
PATO	Slab Porch - Open	158653	198		198	13.25		2,624
FPR1	Fireplace - Residential 1 Story			1 2023	1	7,243.87		7,244



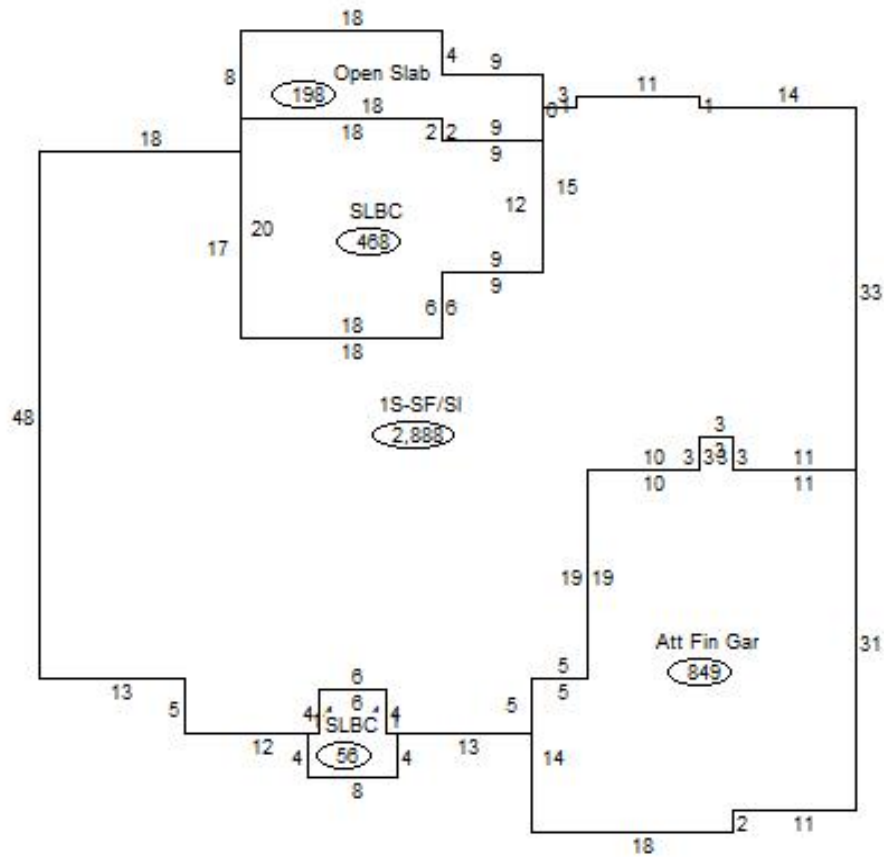
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 Time 10:39:26
 Page 3

Sketch Image

660106107



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,888	1.000	2,888
2	G	5		20	Att Fin Gar	849	1.000	849
3	M	PRCH		20	SLBC	56	1.000	56
4	M	PRCH		20	SLBC	468	1.000	468
5	M	PATO		20	Open Slab	198	1.000	198
Total Building Area						2,888		2,888