



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:39:30
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Assessment Data				Primary Image						
Account	660106109									
Parcel ID	000000-0001-023-0-000-00									
Cadastral ID	08-21-15-05230									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	4							
Tax Area	7 - OWASSO/LIMESTONE FIRE									
Name ID	340031									
VUE, DAVID & KAYLA										
20909 S WINDSOR AVE CLAREMORE OK 74019-0000										
Parcel Location										
Situs	20909 S WINDSOR AVE									
Subdivision	BIRCHWOOD									
Lot/Block	0023 / 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: 36.31008191 -95.73389143				Building Permits						
LOT 23 BLOCK 1 BIRCHWOOD				Number	Description	Opened	Closed	Amount		
				R22 374	R23 NEW SFR	03/2022	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	LANDMARK HOMES LLC	10/20/2022	500,000	YES	
					/	BIRCHWOOD DEVELOPMENT LLC	09/30/2022	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2023		Land Value	101,948	101,948	11%	11,214	Assessed	60,783	6,597.27
Year Frozen			Improvements	453,112	450,626		49,569	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	555,060	552,574		60,783	Total Taxable	60,783	6,597.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106109	VUE, DAVID & KAYLA			7	527,874	0	57,889	6,283.00	
2024	2024-660106109	VUE, DAVID & KAYLA			7	501,201	0	55,132	6,084.00	
2023	2023-660106109	VUE, DAVID & KAYLA			7	501,489	0	55,164	5,957.00	
2022	2022-660106109	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	0.5201		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,655.00 x 4.50 = 101,948		
Factor Value			
Adjustments	1.0000		
Lot Value	101,948		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	0
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,768 / 2,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,768
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	764 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	462,249	167.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	546,340		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.55	Total Misc Impr	+ 24,723
Roofing Adj	+ 6.11	Garage Cost	+ 46,352
Subfloor Adj	+ -4.40	Total RCN	= 462,359
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 9,247
Plumbing Adj	+ 5.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 453,112
Adj Base Cost	= 141.36	Lot Value	+ 101,948
Total Area	x 2,768	Indicated Value	= 555,060
Adjusted Cost	= 391,284	Value Per SqFt	200.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	453,112		
Lot Value	101,948		
Indicated Value	555,060	200.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	555,060	200.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155306	168		168	35.87		6,026
PRCH	Slab Porch - Covered	155307	298		298	35.20		10,490
PATO	Slab Porch - Open	155308	14x5		70	15.22		1,065
FPPF	Fireplace - Prefabricated		1		1	7,141.75		7,142

