



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:39:32
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Assessment Data					Primary Image																																												
Account 660106110 Parcel ID 000000-0001-024-0-000-00 Cadastral ID 08-21-15-05240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339471 LANGSTON-HARLAN FAMILY TRUST WILLIAM HARLAN JR & JO ANN LANGSTON 20913 S WINDSOR AVE CLAREMORE OK 74019-0000 Parcel Location Situs 20913 S WINDSOR AVE Subdivision BIRCHWOOD Lot/Block 0024 / 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 Lot/Long: 36.30971745 -95.73390425																																																	
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>R21 000384</td> <td>R23- NEW 2704 SQ FT SFR</td> <td>11/2021</td> <td>09/2022</td> <td>237,900</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000384	R23- NEW 2704 SQ FT SFR	11/2021	09/2022	237,900																														
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Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5136		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,371.00 x 4.50 = 100,670		
Factor Value			
Adjustments	1.0000		
Lot Value	100,670		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,730 / 2,730
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,730
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	918 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
Adusted R	0.8445	
Indicated Value	471,816	172.83 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	541,940	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	458,329		
Lot Value	100,670		
Indicated Value	558,999	204.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	558,999	204.76	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.99	Total Misc Impr	+ 21,079
Roofing Adj	+ 6.12	Garage Cost	+ 55,695
Subfloor Adj	+ -4.44	Total RCN	= 467,683
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 9,354
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 458,329
Adj Base Cost	= 143.19	Lot Value	+ 100,670
Total Area	x 2,730	Indicated Value	= 558,999
Adjusted Cost	= 390,909	Value Per SqFt	204.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155316	318		318	35.13		11,171
PRCH	Slab Porch - Covered	155317	76		76	36.40		2,766
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142



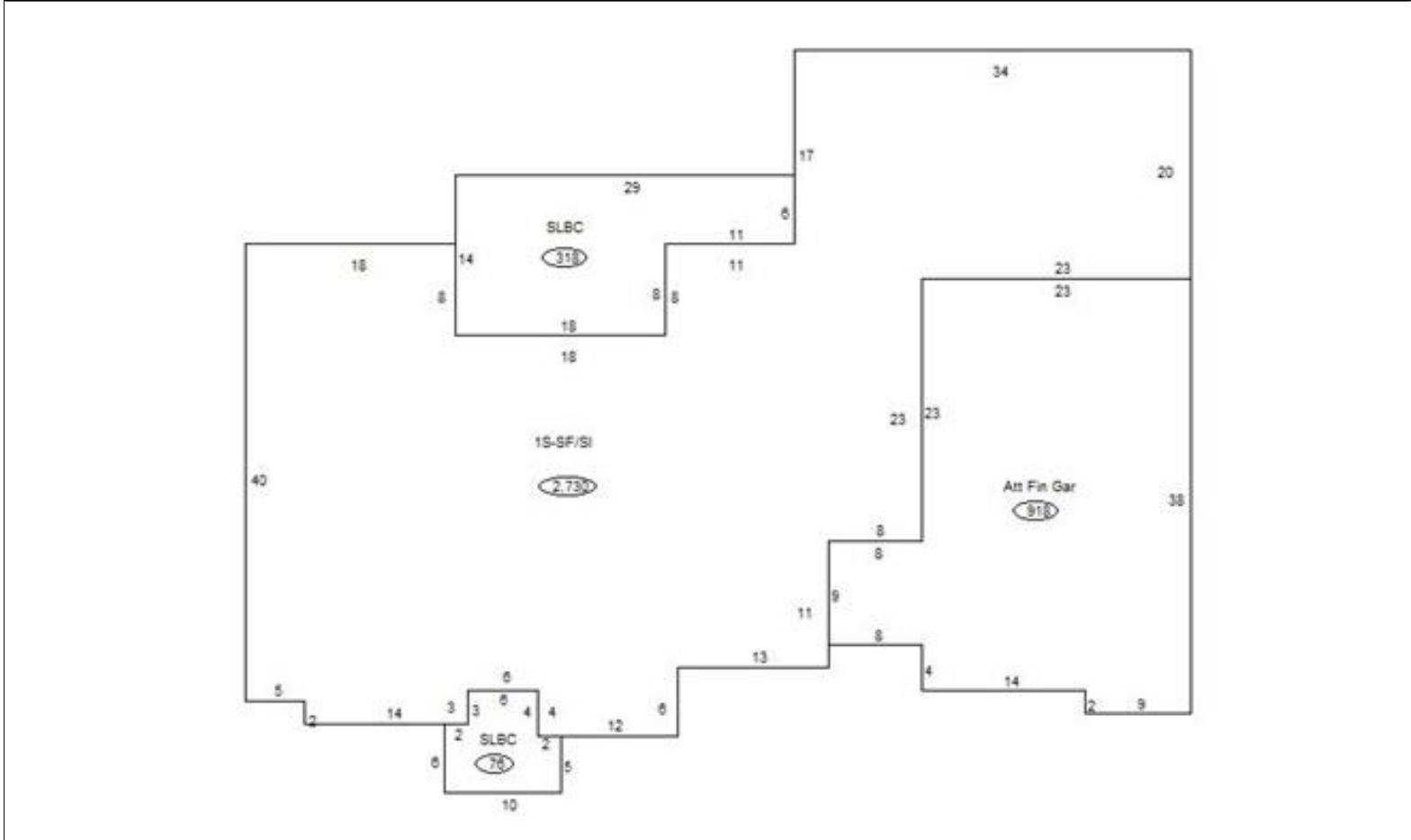
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,730	1.000	2,730
2	G	5		13	Att Fin Gar	918	1.000	918
3	M	PRCH		13	SLBC	318	1.000	318
4	M	PRCH		13	SLBC	76	1.000	76
Total Building Area						2,730		2,730