



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																												
Account 660106112 Parcel ID 000000-0001-026-0-000-00 Cadastral ID 08-21-15-05260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 338839 WHITMORE, SHANNON M & BRENT 20921 S WINDSOR AVE CLAREMORE OK 74019-0000 Parcel Location Situs 20921 S WINDSOR AVE Subdivision BIRCHWOOD Lot/Block 0026 / 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: 36.30897287 -95.73386161																																																	
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 000425</td> <td>R23- NEW 2467 SQ FT SFR</td> <td>11/2021</td> <td>08/2022</td> <td>217,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000425	R23- NEW 2467 SQ FT SFR	11/2021	08/2022	217,000																														
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Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5244		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,845.00 x 4.50 = 102,803		
Factor Value			
Adjustments	1.0000		
Lot Value	102,803		



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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	2,384 / 2,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,384
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	846 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	397,925	166.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	486,330		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.01	Total Misc Impr	+ 18,612
Roofing Adj	+ 5.86	Garage Cost	+ 48,146
Subfloor Adj	+ -4.61	Total RCN	= 398,682
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,974
Plumbing Adj	+ 7.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 390,708
Adj Base Cost	= 139.23	Lot Value	+ 102,803
Total Area	x 2,384	Indicated Value	= 493,511
Adjusted Cost	= 331,924	Value Per SqFt	207.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	390,708		
Lot Value	102,803		
Indicated Value	493,511	207.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	493,511	207.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154445	8x6		48	33.04		1,586
PRCH	Slab Porch - Covered	154446	18x18		324	31.87		10,326
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



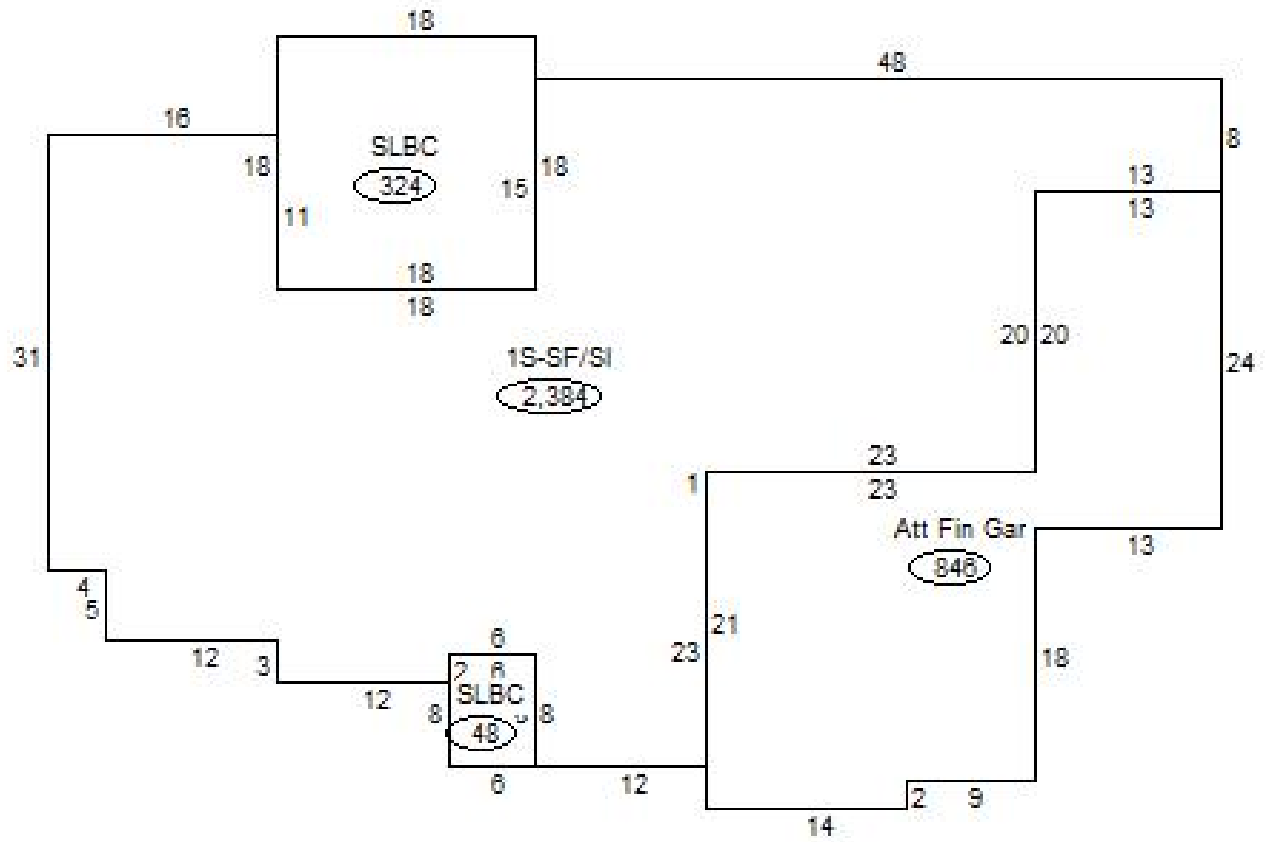
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,384	1.000	2,384
2	G	5		20	Att Fin Gar	846	1.000	846
3	M	PRCH		20	SLBC	48	1.000	48
4	M	PRCH		20	SLBC	324	1.000	324
Total Building Area						2,384		2,384