



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:40:23
Page 1

Assessment Data					Primary Image				
Account	660106138				<p>660106138_001.JPG 3/26/2025</p>				
Parcel ID	000000-0002-020-0-000-00								
Cadastral ID	08-21-15-05520								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	348854								
ELLIS, MATTHEW P									
20932 S ADDISON AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20932 S ADDISON AVE								
Subdivision	BIRCHWOOD								
Lot/Block	0020 / 0002	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: 36.30819382 -95.73998024									
Building Permits									
LOT 20 BLOCK 2 BIRCHWOOD									
Number	Description	Opened	Closed	Amount					
R24 124	NEW SFR 2714 SQ FT	05/2024	03/2025	247,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LANDMARK HOMES LLC	11/25/2025	525,000	15
					/	BIRCHWOOD DEVELOPMENT LLC	05/07/2024	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	94,765	94,765	11%	Assessed	57,750	6,268.07	
Year Frozen		Improvements	430,236	430,236		Penalty	0		
Uncapped Value	430,236	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	525,001	525,001		Total Taxable	57,750	6,268.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106138	LANDMARK HOMES LLC	7	9,678	0	1,065	115.00		
2024	2024-660106138	LANDMARK HOMES LLC	7	9,678	0	1,065	117.00		
2023	2023-660106138	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2022	2022-660106138	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 10:40:23
 Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5364		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,364.00 x 4.46 = 104,257		
Factor Value			
Adjustments	0.9090		
Lot Value	94,765		



660106138_001.JPG 3/26/2025

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	2,721 / 2,721
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,721
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	842 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	501,260 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.49	Total Misc Impr	+ 17,125
Roofing Adj	+ 5.74	Garage Cost	+ 47,918
Subfloor Adj	+ -4.45	Total RCN	= 434,582
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,346
Plumbing Adj	+ 6.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 430,236
Adj Base Cost	= 135.81	Lot Value	+ 94,765
Total Area	x 2,721	Indicated Value	= 525,001
Adjusted Cost	= 369,539	Value Per SqFt	192.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	430,236		
Lot Value	94,765		
Indicated Value	525,001	192.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	525,001	192.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171818	68		68	32.98		2,243
PATC	Patio - Covered	171819	405		405	18.86		7,638
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,243.87		7,244



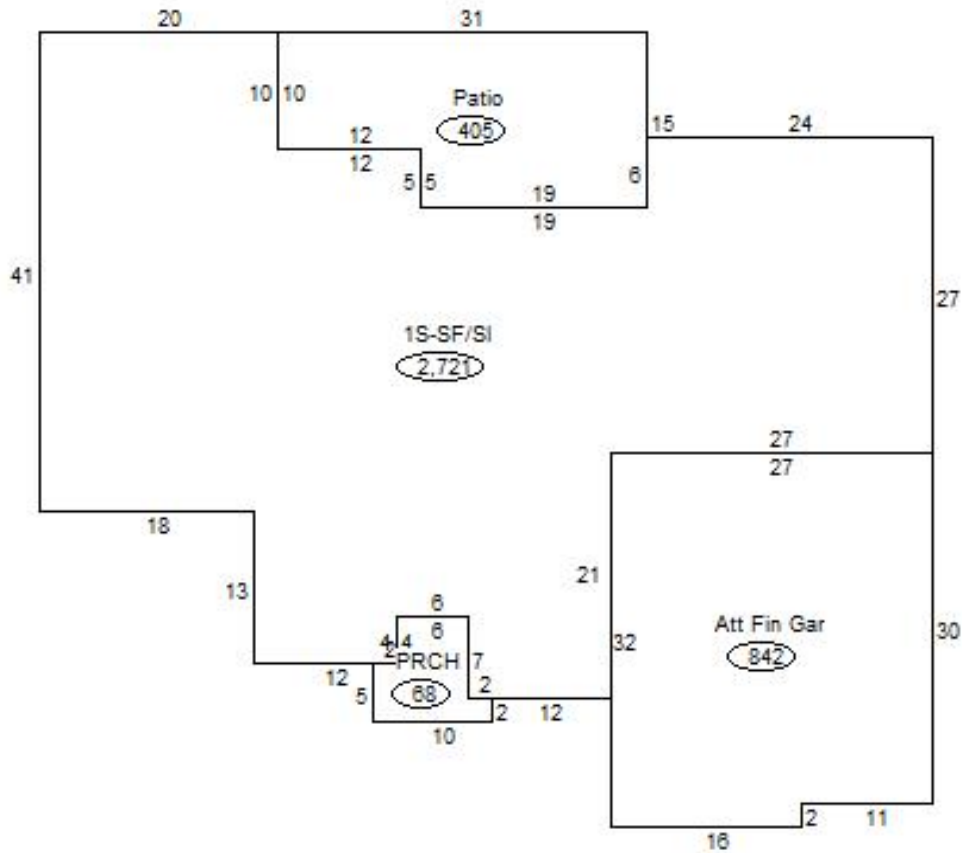
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:40:23
 Page 3

Sketch Image

660106138



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,721	1.000	2,721
2	G	5		20	Att Fin Gar	842	1.000	842
3	M	PRCH		20	PRCH	68	1.000	68
4	M	PATC		20	Patio	405	1.000	405
Total Building Area						2,721		2,721