



# 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	660106142								
Parcel ID	000000-0002-024-0-000-00								
Cadastral ID	08-21-15-05560								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	340179								
SORDO, ROBERT & AMANDA									
20925 S ADDISON AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20925 S ADDISON AVE								
Subdivision	BIRCHWOOD								
Lot/Block	0024 / 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: 36.30869365 -95.73902421				Building Permits					
LOT 24 BLOCK 2 BIRCHWOOD				Number	Description	Opened	Closed	Amount	
				R22 76	R23 NEW POOL	09/2022	02/2023	81,025	
				R22 104	R23 NEW SFR 3690 SQ FT	03/2022	11/2022	401,800	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LANDMARK HOMES LLC	11/10/2022	617,000	YES
					/	BIRCHWOOD DEVELOPMENT LLC	06/10/2022	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax
Remove Cap	2023		Land Value	109,721	109,721	11%	Assessed	75,664	8,212.42
Year Frozen			Improvements	578,139	578,139		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	687,860	687,860	75,664	Total Taxable	75,664	8,212.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106142	SORDO, ROBERT & AMANDA			7	667,062	0	73,377	7,964.00
2024	2024-660106142	SORDO, ROBERT & AMANDA			7	648,143	0	71,296	7,867.00
2023	2023-660106142	SORDO, ROBERT & AMANDA			7	617,000	0	67,870	7,329.00
2022	2022-660106142	LANDMARK HOMES 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	0.5967		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,991.00 x 4.22 = 109,721		
Factor Value			
Adjustments	1.0000		
Lot Value	109,721		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,950 / 3,706
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,950
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,023 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	617,472	166.61 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	901,710	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach	
Improvements	549,639	
Lot Value	109,721	
Indicated Value	659,360	177.92 Per SqFt
Agland Value		
Site Improvements	28,500	
Total Value	687,860	185.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.51	Total Misc Impr	+ 13,676
Roofing Adj	+ 4.80	Garage Cost	+ 62,065
Subfloor Adj	+ -3.48	Total RCN	= 566,638
Heat/Cool Adj	+ 17.38	Depreciation ( 3%)	- 16,999
Plumbing Adj	+ 8.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 549,639
Adj Base Cost	= 132.46	Lot Value	+ 109,721
Total Area	x 3,706	Indicated Value	= 659,360
Adjusted Cost	= 490,897	Value Per SqFt	177.92

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155871	64		64	36.44		2,332
PRCH	Slab Porch - Covered	155872	19x17		323	35.12		11,344



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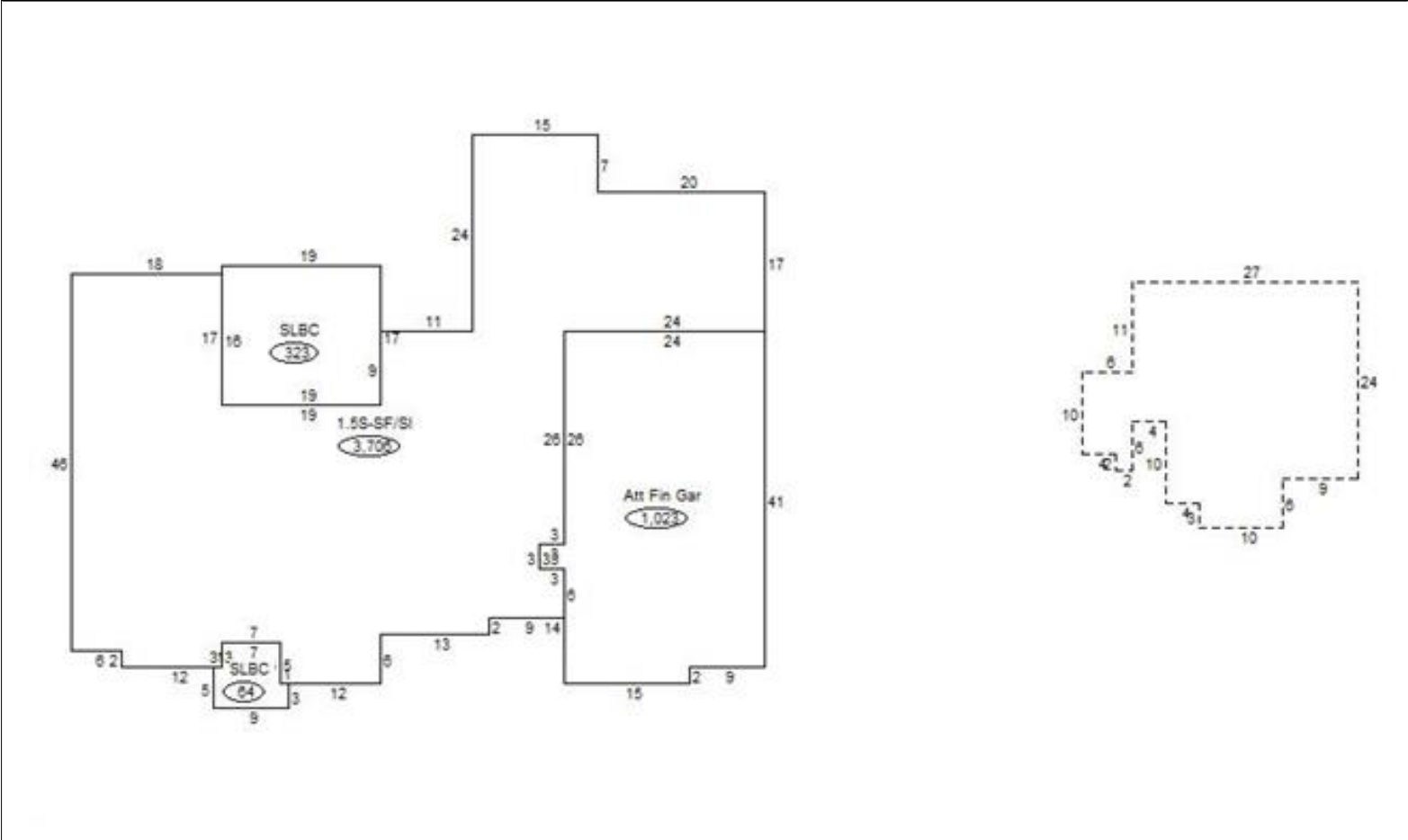
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### Sketch Image

660106142



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,950	1.256	3,706
2	G	5		20	Att Fin Gar	1,023	1.000	1,023
3	M	PRCH		20	SLBC	64	1.000	64
4	M	PRCH		20	SLBC	323	1.000	323
5	U	^UL		20	Upper Level (1)	756	1.000	756
<b>Total Building Area</b>						<b>2,950</b>		<b>3,706</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 6	Cond 6	Year 2023	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500