



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:40:38
 Page 1

Assessment Data					Primary Image																																																																					
Account 660106146 Parcel ID 000000-0002-028-0-000-00 Cadastral ID 08-21-15-05600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347460 HITZ, MARK & RENDY 5112 E MADISON ST CLAREMORE OK 74019-0000 Parcel Location Situs 05112 E MADISON ST Subdivision BIRCHWOOD Lot/Block 0028 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 15 / 5 Neighborhood 1142 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660106146_001.JPG 6/24/2024</p>																																																																					
Legal Description Lot/Long: 36.30916484 -95.73778102 LOT 28 BLOCK 2 BIRCHWOOD																																																																										
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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>R24 034</td> <td>NEW POOL</td> <td>05/2024</td> <td>06/2024</td> <td>55,000</td> </tr> <tr> <td>R23 281</td> <td>R24 NEW DTCH ACC BLDG 12X15</td> <td>09/2023</td> <td>06/2024</td> <td>12,000</td> </tr> <tr> <td>R23 280</td> <td>R24 NEW SFR 2873 SQ FT</td> <td>09/2023</td> <td>06/2024</td> <td>255,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 034	NEW POOL	05/2024	06/2024	55,000	R23 281	R24 NEW DTCH ACC BLDG 12X15	09/2023	06/2024	12,000	R23 280	R24 NEW SFR 2873 SQ FT	09/2023	06/2024	255,000																																			
Code	Type	Active	Maximum	Exemption																																																																						
H	Homestead	No	1,000																																																																							
Number	Description	Opened	Closed	Amount																																																																						
R24 034	NEW POOL	05/2024	06/2024	55,000																																																																						
R23 281	R24 NEW DTCH ACC BLDG 12X15	09/2023	06/2024	12,000																																																																						
R23 280	R24 NEW SFR 2873 SQ FT	09/2023	06/2024	255,000																																																																						
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>145,195</td> <td>145,195</td> <td>11%</td> <td>15,971</td> <td>Assessed</td> <td>78,084 8,475.08</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>564,664</td> <td>564,664</td> <td></td> <td>62,113</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>709,859</td> <td>709,859</td> <td></td> <td>78,084</td> <td>Total Taxable</td> <td>78,084 8,475.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2026	Land Value	145,195	145,195	11%	15,971	Assessed	78,084 8,475.08	Year Frozen		Improvements	564,664	564,664		62,113	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	709,859	709,859		78,084	Total Taxable	78,084 8,475.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>JOHNSON, JEFFREY K &</td> <td>06/26/2025</td> <td>700,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>LANDMARK HOMES LLC</td> <td>06/21/2024</td> <td>664,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>BIRCHWOOD DEVELOPMENT LLC</td> <td>11/07/2023</td> <td>73,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	JOHNSON, JEFFREY K &	06/26/2025	700,000	YES	/	LANDMARK HOMES LLC	06/21/2024	664,000	YES	/	BIRCHWOOD DEVELOPMENT LLC	11/07/2023	73,000	15
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																		
Remove Cap	2026	Land Value	145,195	145,195	11%	15,971	Assessed	78,084 8,475.08																																																																		
Year Frozen		Improvements	564,664	564,664		62,113	Penalty	0																																																																		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																		
TIF Project ID	0	Total Value	709,859	709,859		78,084	Total Taxable	78,084 8,475.00																																																																		
Bk/Pg	Grantor	Date	Price	Code																																																																						
/	JOHNSON, JEFFREY K &	06/26/2025	700,000	YES																																																																						
/	LANDMARK HOMES LLC	06/21/2024	664,000	YES																																																																						
/	BIRCHWOOD DEVELOPMENT LLC	11/07/2023	73,000	15																																																																						
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660106146</td> <td>HITZ, MARK & RENDY</td> <td>7</td> <td>664,000</td> <td>1000</td> <td>72,040</td> <td>7,830.00</td> </tr> <tr> <td>2024</td> <td>2024-660106146</td> <td>JOHNSON, JEFFREY K &</td> <td>7</td> <td>51,073</td> <td>0</td> <td>1,118</td> <td>123.00</td> </tr> <tr> <td>2023</td> <td>2023-660106146</td> <td>BIRCHWOOD DEVELOPMENT LLC</td> <td>7</td> <td>9,678</td> <td>0</td> <td>1,065</td> <td>115.00</td> </tr> <tr> <td>2022</td> <td>2022-660106146</td> <td>BIRCHWOOD DEVELOPMENT LLC</td> <td>7</td> <td>9,678</td> <td>0</td> <td>1,065</td> <td>119.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106146	HITZ, MARK & RENDY	7	664,000	1000	72,040	7,830.00	2024	2024-660106146	JOHNSON, JEFFREY K &	7	51,073	0	1,118	123.00	2023	2023-660106146	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00	2022	2022-660106146	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	119.00																									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																			
2025	2025-660106146	HITZ, MARK & RENDY	7	664,000	1000	72,040	7,830.00																																																																			
2024	2024-660106146	JOHNSON, JEFFREY K &	7	51,073	0	1,118	123.00																																																																			
2023	2023-660106146	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00																																																																			
2022	2022-660106146	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 10:40:38
 Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5403		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,536.00 x 4.44 = 104,615		
Factor Value			
Adjustments	1.3879		
Lot Value	145,195		



660106146_001.JPG 6/24/2024

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	97% Veneer, Masonry 3% Veneer, Stone
Base/Total Area	3,168 / 3,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,168
Fixture/RghIn	/
Bed/F/H Bath	5 / 2.0 / 1.0
Basement Area	
Garage Type	778 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	728,630 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	119.46	Total Misc Impr	+ 21,677
Roofing Adj	+ 6.34	Garage Cost	+ 50,119
Subfloor Adj	+ -4.33	Total RCN	= 535,750
Heat/Cool Adj	+ 18.45	Depreciation (1%)	- 5,358
Plumbing Adj	+ 6.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 530,392
Adj Base Cost	= 146.45	Lot Value	+ 145,195
Total Area	x 3,168	Indicated Value	= 675,587
Adjusted Cost	= 463,954	Value Per SqFt	213.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	530,392		
Lot Value	145,195		
Indicated Value	675,587	213.25	Per SqFt
Agland Value			
Site Improvements	34,272		
Total Value	709,859	224.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160428	396		396	35.59		14,094
FPPF	Fireplace - Prefabricated			1	1	7,583.24		7,583



Rogers

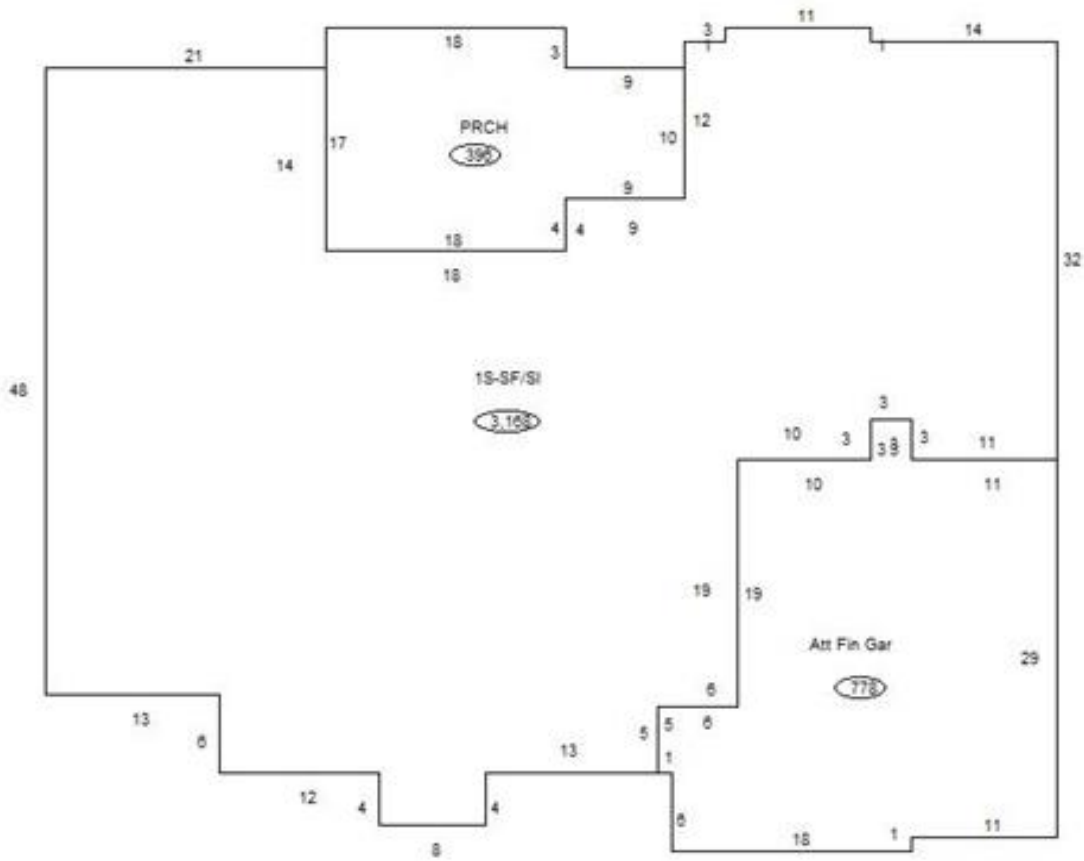
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:40:38
 Page 3

Sketch Image

660106146



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,168	1.000	3,168
2	G	5		13	Att Fin Gar	778	1.000	778
3	M	PRCH		13	PRCH	396	1.000	396
Total Building Area						3,168		3,168



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:40:38
 Page 4

660106146

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SF	Fiberglass Inground Pool	0x0x0			1
	Qual 3	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary Base Cost (27,000.00 x 1) 27,000		Modifier Total	RCN 27,000	Depr (10% Phys/ % Func) 2,700	RCNLD 24,300
	GRDT	Garage - Detached	12x15x10	Concrete	Composition Shingle	180
	Qual 4.5	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary Base Cost (57.11 x 180) 10,280		Modifier Total	RCN 10,280	Depr (3% Phys/ % Func) 308	RCNLD 9,972