



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:40:42  
Page 1

Assessment Data					Primary Image																																																																
<b>Account</b> 660106148 <b>Parcel ID</b> 000000-0002-030-0-000-00 <b>Cadastral ID</b> 08-21-15-05620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 348483 MILLER, JAMIE & JOHN KEITH VAVRINAK  5206 E MADISON ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05206 E MADISON ST <b>Subdivision</b> BIRCHWOOD <b>Lot/Block</b> 0030 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 15 / 5 <b>Neighborhood</b> 1142 - R-V01-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660106148_001.JPG 1/14/2026</p>																																																																
<b>Legal Description</b> Lot/Long: 36.30918052 -95.73688980 LOT 30 BLOCK 2 BIRCHWOOD AMD																																																																					
<b>Exemptions</b> <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>SHLT</td> <td>Other</td> <td>Yes</td> <td>418</td> <td>418</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	SHLT	Other	Yes	418	418	<b>Building Permits</b> <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 375</td> <td>NEW SFR 2873 SQ FT</td> <td>10/2024</td> <td>01/2026</td> <td>279,500</td> </tr> <tr> <td>R24 376</td> <td>NEWS DTCH ACC BLDG 24X30</td> <td>10/2024</td> <td>01/2026</td> <td>48,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 375	NEW SFR 2873 SQ FT	10/2024	01/2026	279,500	R24 376	NEWS DTCH ACC BLDG 24X30	10/2024	01/2026	48,000																																			
Code	Type	Active	Maximum	Exemption																																																																	
SHLT	Other	Yes	418	418																																																																	
Number	Description	Opened	Closed	Amount																																																																	
R24 375	NEW SFR 2873 SQ FT	10/2024	01/2026	279,500																																																																	
R24 376	NEWS DTCH ACC BLDG 24X30	10/2024	01/2026	48,000																																																																	
<b>Parcel Valuation</b> <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>143,784</td> <td>143,784</td> <td>11%</td> <td>15,816</td> <td>Assessed</td> <td>72,490 7,867.92</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>515,218</td> <td>515,218</td> <td></td> <td>56,674</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>515,218</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>418 -45.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>659,002</td> <td>659,002</td> <td></td> <td>72,490</td> <td>Total Taxable</td> <td>72,072 7,823.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2026	Land Value	143,784	143,784	11%	15,816	Assessed	72,490 7,867.92	Year Frozen		Improvements	515,218	515,218		56,674	Penalty	0	Uncapped Value	515,218	Mobile Home	0	0	0	0	Exemption	418 -45.00	TIF Project ID	0	Total Value	659,002	659,002		72,490	Total Taxable	72,072 7,823.00	<b>Sale History</b> <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>LANDMARK HOMES LLC</td> <td>10/09/2025</td> <td>659,000</td> <td>15</td> </tr> <tr> <td>/</td> <td>BIRCHWOOD DEVELOPMENT LLC</td> <td>11/15/2024</td> <td>0</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LANDMARK HOMES LLC	10/09/2025	659,000	15	/	BIRCHWOOD DEVELOPMENT LLC	11/15/2024	0	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																													
Remove Cap	2026	Land Value	143,784	143,784	11%	15,816	Assessed	72,490 7,867.92																																																													
Year Frozen		Improvements	515,218	515,218		56,674	Penalty	0																																																													
Uncapped Value	515,218	Mobile Home	0	0	0	0	Exemption	418 -45.00																																																													
TIF Project ID	0	Total Value	659,002	659,002		72,490	Total Taxable	72,072 7,823.00																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																	
/	LANDMARK HOMES LLC	10/09/2025	659,000	15																																																																	
/	BIRCHWOOD DEVELOPMENT LLC	11/15/2024	0	WB																																																																	
<b>Assessment History</b> <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>2025-660106148</td> <td>LANDMARK HOMES LLC</td> <td>7</td> <td>110,620</td> <td>0</td> <td>1,118</td> <td>122.00</td> </tr> <tr> <td>2024</td> <td>2024-660106148</td> <td>BIRCHWOOD DEVELOPMENT LLC</td> <td>7</td> <td>9,678</td> <td>0</td> <td>1,065</td> <td>117.00</td> </tr> <tr> <td>2023</td> <td>2023-660106148</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>2022-660106148</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	2025-660106148	LANDMARK HOMES LLC	7	110,620	0	1,118	122.00	2024	2024-660106148	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00	2023	2023-660106148	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00	2022	2022-660106148	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	2025-660106148	LANDMARK HOMES LLC	7	110,620	0	1,118	122.00																																																														
2024	2024-660106148	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00																																																														
2023	2023-660106148	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00																																																														
2022	2022-660106148	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 10:40:42  
Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6066		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	26,423.00 x 4.19 = 110,620		
Factor Value			
Adjustments	1.2998		
Lot Value	143,784		



660106148\_001.JPG 1/14/2026

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,908 / 2,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,908
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	868 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	647,730 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	488,160		
Lot Value	143,784		
Indicated Value	631,944	217.31	Per SqFt
Agland Value			
Site Improvements	27,058		
Total Value	659,002	226.62	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	115.30	Total Misc Impr	+	30,227
Roofing Adj	+ 6.05	Garage Cost	+	52,662
Subfloor Adj	+ -4.37	Total RCN	=	493,091
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	-	4,931
Plumbing Adj	+ 6.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	488,160
Adj Base Cost	= 141.06	Lot Value	+	143,784
Total Area	x 2,908	Indicated Value	=	631,944
Adjusted Cost	= 410,202	Value Per SqFt		217.31

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193332	56		56	36.48		2,043
PRCH	Porch	193333	468		468	34.66		16,221
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,721.18		7,721
GENR	Generator - Residential Standby		1	2025	1	4,242.00		4,242
SHLT	STORM SHELTER (IN SFR)		1	2025	1	0.00		

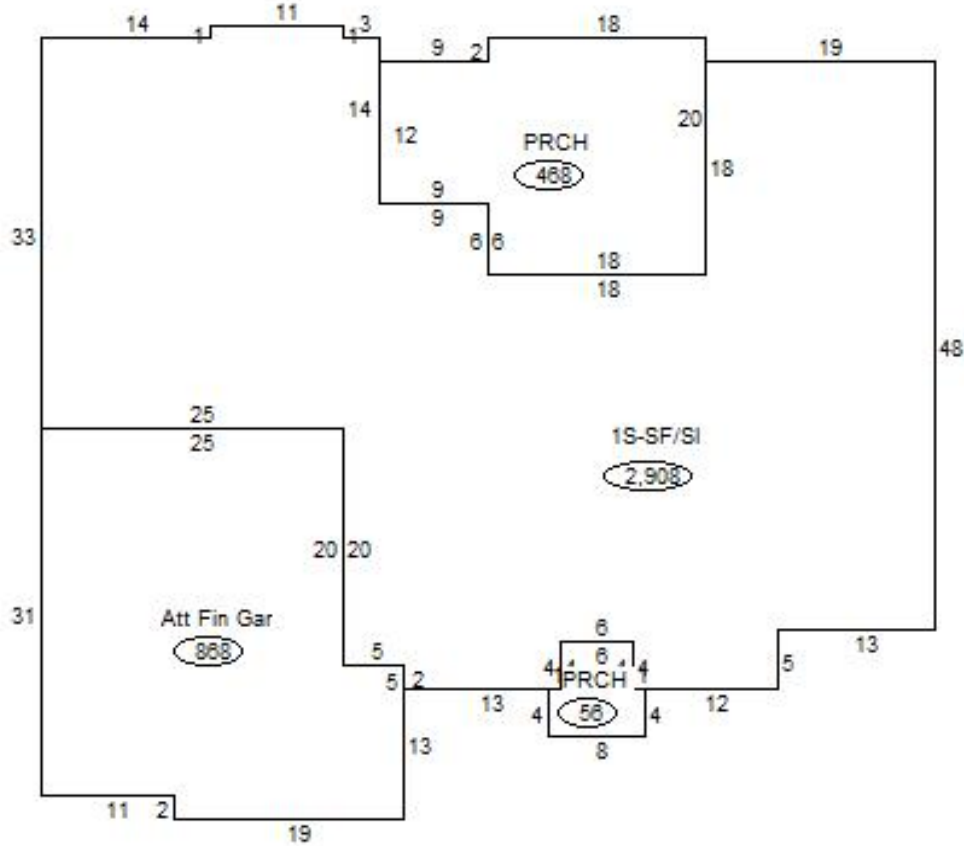


**Rogers**  
**Assessment Property Record Card for Tax Year 2026**  
 Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:40:42  
 Page 3

Sketch Image

660106148



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,908	1.000	2,908
2	G	5		20	Att Fin Gar	868	1.000	868
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PRCH		20	PRCH	468	1.000	468
<b>Total Building Area</b>						2,908		2,908



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:40:43  
Page 4

660106148

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x30x8	Concrete	Composition Shingle	720
	Qual 4	Cond 4	Year 2025	Eff Age 1		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (37.96 x 720)		27,331	27,331	273		27,058