



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:41:42
 Page 1

Assessment Data					Primary Image				
Account	660106180				<p>660106180_001.JPG 9/4/2024</p>				
Parcel ID	000000-0004-007-0-000-00								
Cadastral ID	08-21-15-05940								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	347651								
SHOWMAN, HARRY ARTHUR III & NAOMI Y AUSTIN									
5214 E NORWOOD ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	05214 E NORWOOD ST								
Subdivision	BIRCHWOOD								
Lot/Block	0007 / 0004	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: 36.31026990 -95.73633664									
LOT 7 BLOCK 4 BIRCHWOOD AMD									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 364	R23 NEW SFR 2299 SQ FT	09/2022	08/2024	202,300					
Exemptions									
Code	Type	Active	Maximum	Exemption					
HV	Veteran	Yes	999,999	52,858					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LANDMARK HOMES LLC	07/24/2025	473,000	15					
/	BIRCHWOOD DEVELOPMENT LLC	06/06/2025	0	5					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2026	Land Value	121,030	121,030	11%	13,313	Assessed	52,858 5,737.10	
Year Frozen		Improvements	359,501	359,501		39,545	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	52,858 -5,178.00	
TIF Project ID	0	Total Value	480,531	480,531		52,858	Total Taxable	0 559.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106180	SHOWMAN, HARRY ARTHUR III &	7	156,217	17184		182.00		
2024	2024-660106180	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00		
2023	2023-660106180	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2022	2022-660106180	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 10:41:42
 Page 2

Lot Data		Square-Foot - NBHD 1142 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5509		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,997.00 x 4.40 = 105,574		
Factor Value			
Adjustments	1.1464		
Lot Value	121,030		



660106180_001.JPG 9/4/2024

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,298 / 2,298
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,298
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	935 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	470,530 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	359,501		
Lot Value	121,030		
Indicated Value	480,531	209.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	480,531	209.11	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.44	Total Misc Impr	+	14,373
Roofing Adj	+ 5.22	Garage Cost	+	43,608
Subfloor Adj	+ -3.40	Total RCN	=	363,132
Heat/Cool Adj	+ 14.47	Depreciation (1%)	-	3,631
Plumbing Adj	+ 7.06	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	359,501
Adj Base Cost	= 132.79	Lot Value	+	121,030
Total Area	x 2,298	Indicated Value	=	480,531
Adjusted Cost	= 305,151	Value Per SqFt		209.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161004		92	92	29.23		2,689
PATC	Patio - Covered	161005	17x14		238	19.54		4,651
PATO	Patio - Open	161006	12x7		84	12.93		1,086
FPPF	Fireplace - Prefabricated			1	1	5,947.13		5,947



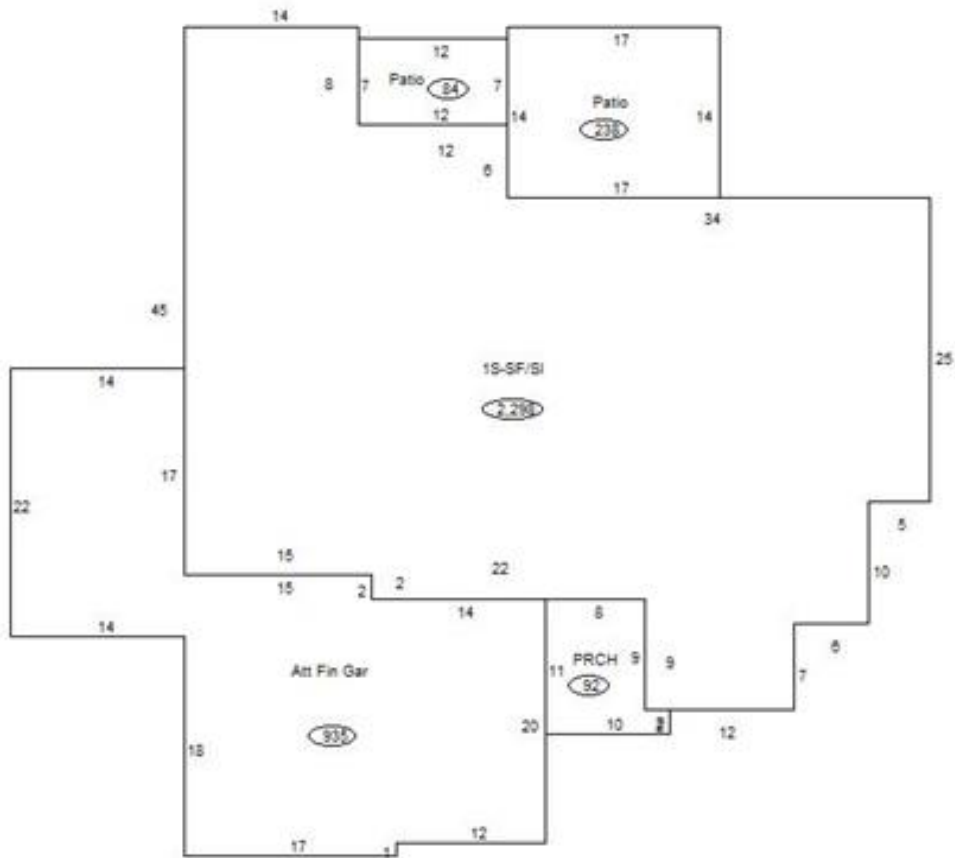
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:41:42
 Page 3

Sketch Image

660106180



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,298	1.000	2,298
2	G	5		13	Att Fin Gar	935	1.000	935
3	M	PRCH		13	PRCH	92	1.000	92
4	M	PATC		13	Patio	238	1.000	238
5	M	PATO		13	Patio	84	1.000	84
Total Building Area						2,298		2,298