



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:41:55  
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Assessment Data					Primary Image				
Account	660106187								
Parcel ID	000000-0004-014-0-000-00								
Cadastral ID	08-21-15-06010								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	344115								
LUSTER, ELVIN & DONNA									
5103 E MADISON ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	05103 E MADISON ST								
Subdivision	BIRCHWOOD								
Lot/Block	0014 / 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: 36.30984815 -95.73830390									
Building Permits									
LOT 14 BLOCK 4 BIRCHWOOD									
Number	Description	Opened	Closed	Amount					
R25 388	NEW DTHC ACC BLDG 20X24	11/2025		20,000					
R21 000379	R23- NEW 2746 SQ FT SFR	11/2021	06/2023	241,600					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LANDMARK HOMES LLC	04/17/2024	483,500	YES					
/	BIRCHWOOD DEVELOPMENT LLC	03/13/2024	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2025	Land Value	91,656	88,552	11%	9,741	Assessed	52,897 5,741.33	
Year Frozen	2025	Improvements	406,077	392,326		43,156	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	497,733	480,878		52,897	Total Taxable	51,897 5,644.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106187	LUSTER, ELVIN & DONNA	7	480,878	1000	51,896	5,644.00		
2024	2024-660106187	LUSTER, ELVIN & DONNA	7	186,719	0	20,540	2,266.00		
2023	2023-660106187	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2022	2022-660106187	BIRCHWOOD DEVELOPMENT 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	0.5195		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,631.00 x 4.50 = 101,840		
Factor Value			
Adjustments	0.9000		
Lot Value	91,656		



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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% Veneer, Stone
Base/Total Area	2,726 / 2,726
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,726
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	914 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### 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	512,910 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	406,077		
Lot Value	91,656		
Indicated Value	497,733	182.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	497,733	182.59	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.27	Total Misc Impr	+ 18,663
Roofing Adj	+ 5.10	Garage Cost	+ 42,629
Subfloor Adj	+ -3.27	Total RCN	= 414,364
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 8,287
Plumbing Adj	+ 5.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 406,077
Adj Base Cost	= 129.52	Lot Value	+ 91,656
Total Area	x 2,726	Indicated Value	= 497,733
Adjusted Cost	= 353,072	Value Per SqFt	182.59

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157311	8x7		56	29.35		1,644
PRCH	Slab Porch - Covered	157312	18x18		324	28.40		9,202
PATO	Slab Porch - Open	157313	18x6		108	12.84		1,387
FPR1	Fireplace - Residential 1 Story			1 2023	1	6,429.63		6,430

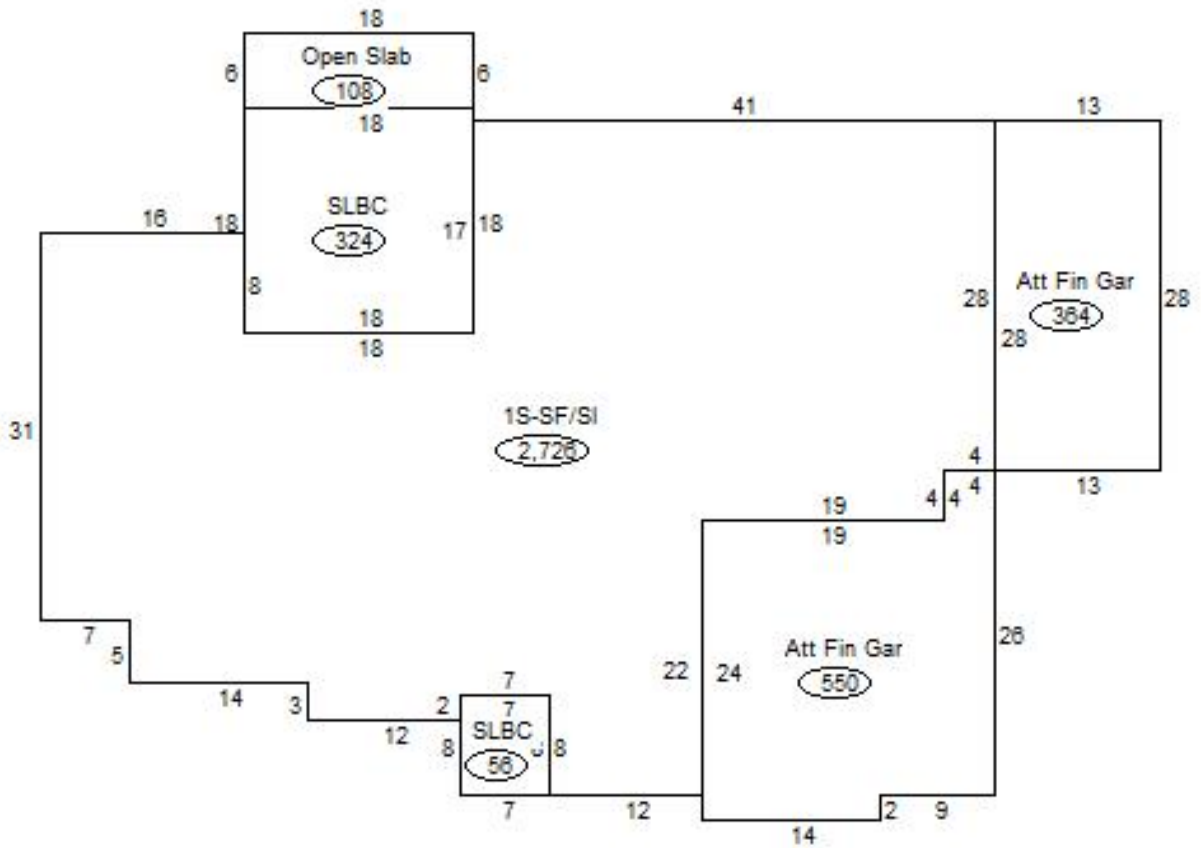


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Sketch Image

660106187



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,726	1.000	2,726
2	G	5		20	Att Fin Gar	550	1.000	550
3	G	5		20	Att Fin Gar	364	1.000	364
4	M	PRCH		20	SLBC	56	1.000	56
5	M	PRCH		20	SLBC	324	1.000	324
6	M	PATO		20	Open Slab	108	1.000	108
<b>Total Building Area</b>						2,726		2,726