



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																
Account 660106190 Parcel ID 000000-0005-001-0-000-00 Cadastral ID 08-21-15-06040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348917 KARNES, JEFFREY & KIMBERLY REVOCABLE TRUST 20906 S WINDSOR AVE CLAREMORE OK 74019-0000 Parcel Location Situs 20906 S WINDSOR AVE Subdivision BIRCHWOOD Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 15 / 5 Neighborhood 1142 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660106190_001.JPG 1/14/2026</p>																																																																
Legal Description Lot/Long: 36.31023551 -95.73446221 LOT 1 BLOCK 5 BIRCHWOOD																																																																					
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Lot Data	Square-Foot - NBHD 1142 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5216	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,723.00 x 4.50 = 102,254	
Factor Value		
Adjustments	1.3564	
Lot Value	138,692	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,018 / 3,018
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,018
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	933 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	115.19	Total Misc Impr	+ 21,255
Roofing Adj	+ 6.01	Garage Cost	+ 56,605
Subfloor Adj	+ -4.37	Total RCN	= 502,372
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 5,024
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 497,348
Adj Base Cost	= 140.66	Lot Value	+ 138,692
Total Area	x 3,018	Indicated Value	= 636,040
Adjusted Cost	= 424,512	Value Per SqFt	210.75

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	669,860 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	497,348		
Lot Value	138,692		
Indicated Value	636,040	210.75	Per SqFt
Agland Value			
Site Improvements	12,961		
Total Value	649,001	215.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	193268	56		56	36.48		2,043
PATC	Patio - Covered	193269	576		576	19.95		11,491
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,721.18		7,721



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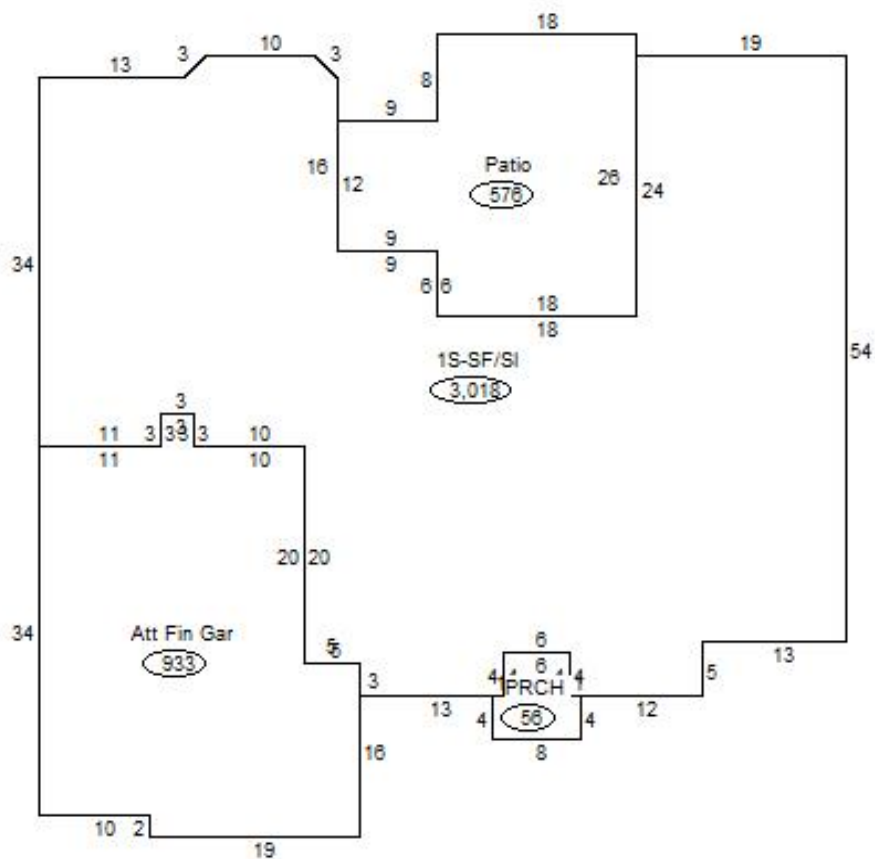
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,018	1.000	3,018
2	G	5		20	Att Fin Gar	933	1.000	933
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PATC		20	Patio	576	1.000	576
Total Building Area						3,018		3,018



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	12x22x8	Concrete	Composition Shingle	264
	Qual 4	Cond 4	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (49.59 x 264)	13,092	13,092	131	12,961