



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660106191 Parcel ID 000000-0005-002-0-000-00 Cadastral ID 08-21-15-06050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343927 SNYDER, DAVID R & MELISSA A 20910 S WINDSOR AVE CLAREMORE OK 74019-0000 Parcel Location Situs 20910 S WINDSOR AVE Subdivision BIRCHWOOD Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 15 / 5 Neighborhood 1142 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2022-9-27\IMG_0009.JPG 9/27/2022</p>														
Legal Description Lat/Long: 36.30992107 -95.73466654																			
LOT 2 BLOCK 5 BIRCHWOOD					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>R21 000375</td> <td>R23- NEW 2420 SQ FT SFR</td> <td>11/2021</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000375	R23- NEW 2420 SQ FT SFR	11/2021	09/2022	
Number	Description	Opened	Closed	Amount															
R21 000375	R23- NEW 2420 SQ FT SFR	11/2021	09/2022																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	LANDMARK HOMES LLC	03/27/2024	485,000	YES										
					/	BIRCHWOOD DEVELOPMENT LLC	02/16/2024	0	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2025	Land Value	106,167	106,167	11%	11,678	Assessed	54,950	5,964.16										
Year Frozen		Improvements	402,570	393,383		43,272	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0	Total Value	508,737	499,550		54,950	Total Taxable	53,950	5,867.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106191	SNYDER, DAVID R & MELISSA A			7	485,000	1000	52,350	5,692.00										
2024	2024-660106191	SNYDER, DAVID R & MELISSA A			7	452,822	0	17,476	1,929.00										
2023	2023-660106191	BIRCHWOOD DEVELOPMENT LLC			7	151,312	0	16,645	1,798.00										
2022	2022-660106191	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	0.52		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,652.00 x 4.50 = 101,934		
Factor Value			
Adjustments	1.0415		
Lot Value	106,167		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,376 / 2,376
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,376
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	978 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	408,936	172.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	495,450		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.05	Total Misc Impr	+ 17,261
Roofing Adj	+ 5.86	Garage Cost	+ 55,658
Subfloor Adj	+ -4.62	Total RCN	= 410,786
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,216
Plumbing Adj	+ 10.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 402,570
Adj Base Cost	= 142.20	Lot Value	+ 106,167
Total Area	x 2,376	Indicated Value	= 508,737
Adjusted Cost	= 337,867	Value Per SqFt	214.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	402,570		
Lot Value	106,167		
Indicated Value	508,737	214.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	508,737	214.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155311	17x16		272	32.03		8,712
PRCH	Slab Porch - Covered	155312	8x7		56	33.02		1,849
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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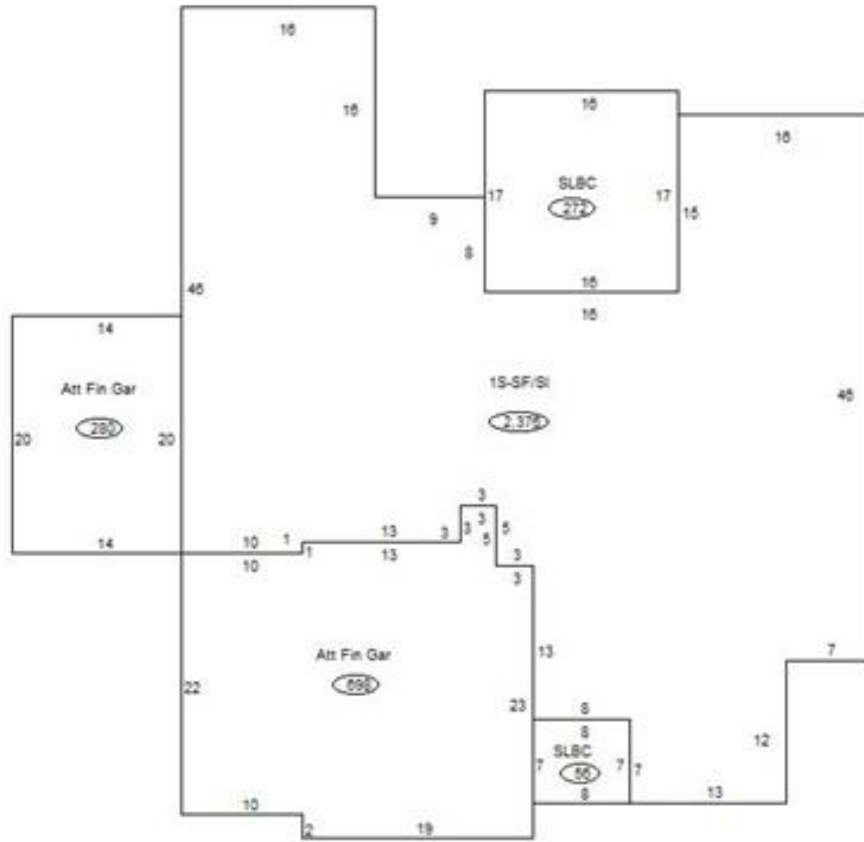
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,376	1.000	2,376
2	G	5		13	Att Fin Gar	698	1.000	698
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PRCH		13	SLBC	56	1.000	56
5	G	5		13	Att Fin Gar	280	1.000	280
Total Building Area						2,376		2,376