



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 660056622 Parcel ID 000000-00-0-00283-001-0004 Cadastral ID 19-21-15-01230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330000 BIRD CREEK PROPERTIES LLC 8642 EASTIN RIDGE DR OWASSO OK 74055-0000 Parcel Location Situs 08642 EASTIN RIDGE DR Subdivision EASTIN RIDGE Lot/Block 0004 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 19 / 21 / 15 / 5 Neighborhood 1130 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0616\IMG_0010. 6/16/2022</p>																			
Legal Description Lat/Long: 36.28093278 -95.75749640																								
LOTS 4 & 5 BLOCK 1 EASTIN RIDGE					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>8990</td> <td>R14--POOL</td> <td>05/2013</td> <td>01/2014</td> <td></td> </tr> <tr> <td>R2013 01 2</td> <td>R14-NEW 6172 SQ FT SFR</td> <td>01/2013</td> <td>01/2014</td> <td>800,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8990	R14--POOL	05/2013	01/2014		R2013 01 2	R14-NEW 6172 SQ FT SFR	01/2013	01/2014	800,000
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8990	R14--POOL	05/2013	01/2014																					
R2013 01 2	R14-NEW 6172 SQ FT SFR	01/2013	01/2014	800,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
H	Homestead	No	1,000		/	SULLIVAN, RYAN & MINDY D	01/29/2020	1,700,000	YES															
					2584/371	WILLIAMS, JOE D & TAMMY L	10/12/2016	1,520,000	YES															
					2277/257	KANE DEVELOPMENT INC	10/03/2012	270,000	WG															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax															
Remove Cap	2021		Land Value 167,652	167,652	11%	18,442	Assessed	165,964	18,013.40															
Year Frozen	0		Improvements 1,352,453	1,341,105		147,522	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00															
TIF Project ID	0		Total Value 1,520,105	1,508,757		165,964	Total Taxable	165,964	18,013.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660056622	BIRD CREEK PROPERTIES LLC			7	1,468,918	0	158,061	17,156.00															
2024	2024-660056622	BIRD CREEK PROPERTIES LLC			7	1,368,488	0	150,534	16,612.00															
2023	2023-660056622	BIRD CREEK PROPERTIES LLC			7	1,658,869	0	182,476	19,706.00															
2022	2022-660056622	BIRD CREEK PROPERTIES LLC			7	1,656,813	0	182,249	20,458.00															
2021	2021-660056622	BIRD CREEK PROPERTIES LLC			7	1,732,182	0	190,540	21,154.00															
2020	2020-660056622	BIRD CREEK PROPERTIES LLC			7	1,534,185	0	168,760	18,712.00															
2019	2019-660056622	SULLIVAN, RYAN & MINDY D			7	1,476,559	0	162,421	18,020.00															
2018	2018-660056622	SULLIVAN, RYAN & MINDY D			7	1,510,881	0	166,197	17,843.00															
2017	2017-660056622	SULLIVAN, RYAN & MINDY D			7	1,499,015	0	164,892	17,865.00															
2016	2016-660056622	WILLIAMS, JOE D & TAMMY L			7	1,297,384	1000	141,712	15,380.00															
2015	2015-660056622	WILLIAMS, JOE D & TAMMY L			7	1,262,753	1000	137,903	15,061.00															
2014	2014-660056622	WILLIAMS, JOE D & TAMMY L			7	1,262,714	1000	136,602	15,041.00															
2013	2013-660056622	WILLIAMS, JOE D & TAMMY L			7	270,000	0	29,700	3,206.00															



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Lot Data		Square-Foot - NBHD 1130 #1	
Lot Size			
Lot Count	2		
Units Buildable	270000		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	Private Lot	0	
		0	
Method	Square-Foot		
Base Lot Value	278,630.00 x .60 = 167,652		
Factor Value			
Adjustments	1.0000		
Lot Value	167,652		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6.5 - Excellent
Architecture	
Style	81% 1 1/2 Story Finished 19% One Story
Exterior Wall	70% Frame, Stucco 30% Veneer, Stone
Base/Total Area	6,013 / 7,364
Style	81% 1 1/2 Story Finished - 19% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	6,013
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	1,197 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	1,369,274 185.94 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	1,332,353
Lot Value	167,652
Indicated Value	1,500,005 203.69 Per SqFt
Agland Value	
Site Improvements	20,100
Total Value	1,520,105 206.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	136.22	Total Misc Impr	+ 79,275
Roofing Adj	+ 6.08	Garage Cost	+ 126,331
Subfloor Adj	+ -10.17	Total RCN	= 1,402,477
Heat/Cool Adj	+ 22.94	Depreciation (5%)	- 70,124
Plumbing Adj	+ 7.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 1,332,353
Adj Base Cost	= 162.53	Lot Value	+ 167,652
Total Area	x 7,364	Indicated Value	= 1,500,005
Adjusted Cost	= 1,196,871	Value Per SqFt	203.69

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	9,658.49		28,975
PRCH	SLAB PORCH - COVERED	119109	20x6		120	46.44		5,573
PRCH	SLAB PORCH - COVERED	119110	34x8		272	45.21		12,297
PRCH	SLAB PORCH - COVERED	119111	535		535	44.12		23,604
PRCH	SLAB PORCH - COVERED	119112	16x12		192	45.97		8,826



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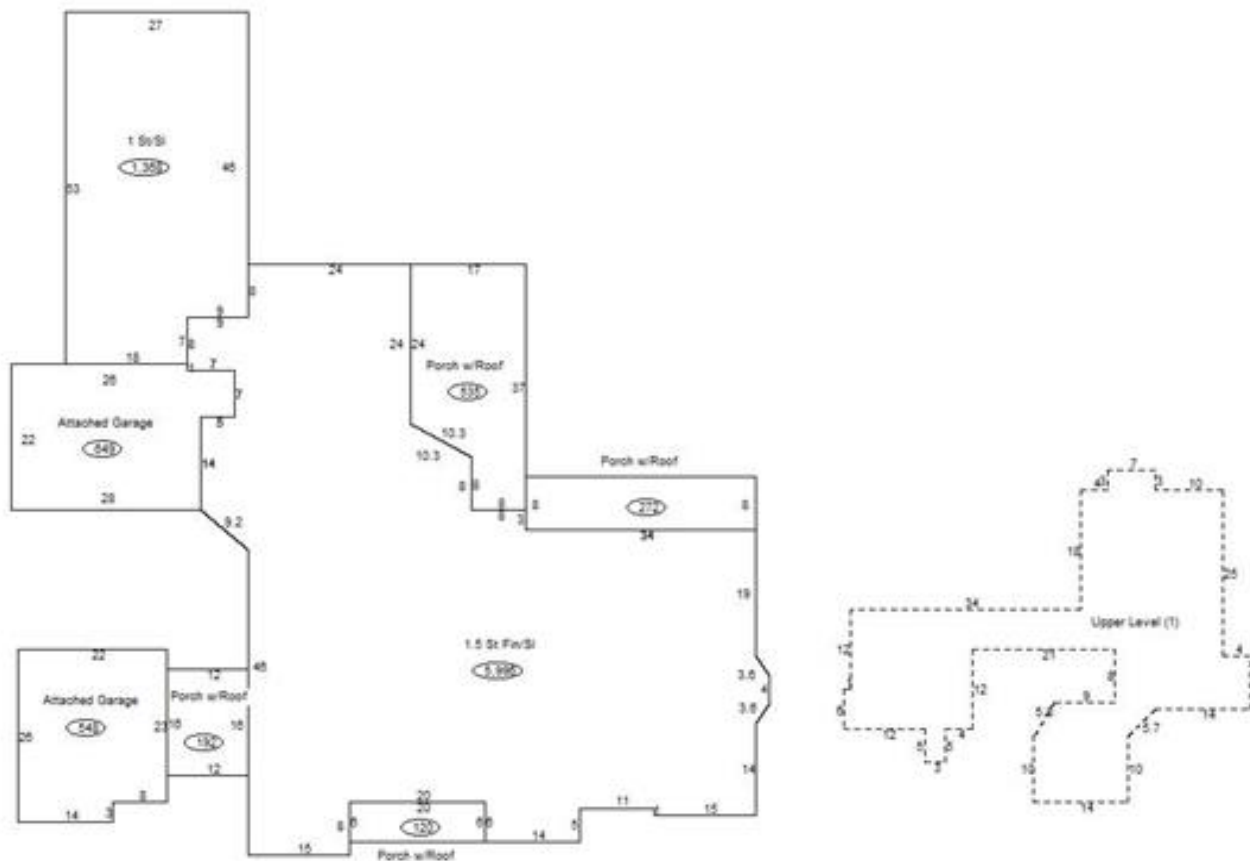
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	4,645	1.291	5,996
2	U	^UL		20	Upper Level (1)	1,351	1.000	1,351
3	M	PRCH		20	SLBC	120	1.000	120
4	M	PRCH		20	SLBC	272	1.000	272
5	M	PRCH		20	SLBC	535	1.000	535
6	M	PRCH		20	SLBC	192	1.000	192
7	G	1		20	Attached Garage	548	1.000	548
8	G	1		20	Attached Garage	649	1.000	649
9	R	1	Slab	20	1 St/SI	1,368	1.000	1,368
Total Building Area						6,013		7,364



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2013	Eff Age 6		
		Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	9,900	20,100
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age 2026		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				