



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:39:49
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Assessment Data				Primary Image						
Account	660106119			No Image On File						
Parcel ID	000000-0002-001-0-000-00									
Cadastral ID	08-21-15-05330									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	4							
Tax Area	7 - OWASSO/LIMESTONE FIRE									
Name ID	323896									
BIRCHWOOD DEVELOPMENT LLC										
PO BOX 874 OWASSO OK 74055-0000										
Parcel Location										
Situs	05040 E WINDMERE ST									
Subdivision	BIRCHWOOD									
Lot/Block	0001 / 0002	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: 36.31380564 -95.73957494				Building Permits						
LOT 1 BLOCK 2 BIRCHWOOD				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap		Land Value	9,678	9,678	11%	1,065	Assessed	1,065	115.59	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	9,678	9,678		1,065	Total Taxable	1,065	116.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106119	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	115.00	
2024	2024-660106119	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	117.00	
2023	2023-660106119	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	115.00	
2022	2022-660106119	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	119.00	



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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	0.7354							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	32,032.00 x 9,678.00 = 9,678							
Factor Value								
Adjustments	1.0000							
Lot Value	9,678							
Residential Data								
Type								
Condition	4 - Good							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	9,678				
Total Area	x	Indicated Value	=	9,678				
Adjusted Cost	= 0	Value Per SqFt		0.00				
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 9,678				
				Indicated Value 9,678 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 9,678 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value