



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:40:48
Page 1

Assessment Data				Primary Image															
Account 660106151 Parcel ID 000000-0002-033-0-000-00 Cadastral ID 08-21-15-05650 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 05217 E BROOKHAVEN ST Subdivision BIRCHWOOD Lot/Block 0033 / 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 Lot/Long: 36.30857205 -95.73598478				Building Permits															
LOT 33 BLOCK 2 BIRCHWOOD				<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 000380</td> <td>R23- NEW 2873 SQ FT SFR</td> <td>11/2021</td> <td>08/2022</td> <td>253,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 000380	R23- NEW 2873 SQ FT SFR	11/2021	08/2022	253,000
Number	Description	Opened	Closed	Amount															
R21 000380	R23- NEW 2873 SQ FT SFR	11/2021	08/2022	253,000															
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	12,003	4,700	11%	517	Assessed	24,533	2,662.76										
Year Frozen		Improvements	466,317	218,331		24,016	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	478,320	223,031		24,533	Total Taxable	24,533	2,663.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106151	BIRCHWOOD DEVELOPMENT LLC			7	458,781	0	23,365	2,536.00										
2024	2024-660106151	BIRCHWOOD DEVELOPMENT LLC			7	486,083	0	22,253	2,456.00										
2023	2023-660106151	BIRCHWOOD DEVELOPMENT LLC			7	192,664	0	21,193	2,289.00										
2022	2022-660106151	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	0.5496		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,941.00 x 9,678.00 = 9,678		
Factor Value			
Adjustments	1.2402		
Lot Value	12,003		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-2\IMG_0014.JPG 8/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,929 / 2,929
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,929
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	831 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	486,015	165.93 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	491,120	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	466,317		
Lot Value	12,003		
Indicated Value	478,320	163.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	478,320	163.30	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	115.45	Total Misc Impr	+	16,864
Roofing Adj	+ 6.04	Garage Cost	+	50,417
Subfloor Adj	+ -4.37	Total RCN	=	480,739
Heat/Cool Adj	+ 17.38	Depreciation (3%)	-	14,422
Plumbing Adj	+ 6.66	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	466,317
Adj Base Cost	= 141.16	Lot Value	+	12,003
Total Area	x 2,929	Indicated Value	=	478,320
Adjusted Cost	= 413,458	Value Per SqFt		163.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154449	56		56	36.48		2,043
PRCH	Slab Porch - Covered	154450	426		426	34.79		14,821

