



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:41:03
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Assessment Data				Primary Image					
Account	660106159			No Image On File					
Parcel ID	000000-0003-004-0-000-00								
Cadastral ID	08-21-15-05730								
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	20706 S CONCORD AVE								
Subdivision	BIRCHWOOD								
Lot/Block	0004 / 0003	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: 36.31279041 -95.73749764				Building Permits					
LOT 4 BLOCK 3 BIRCHWOOD				Number	Description	Opened	Closed	Amount	
				R26 068	NEW SFR 2873 SQ FT	02/2026		272,000	
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	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	2025-660106159	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2024	2024-660106159	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	117.00		
2023	2023-660106159	BIRCHWOOD DEVELOPMENT LLC	7	9,678	0	1,065	115.00		
2022	2022-660106159	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	0.5324							
Topography								
Street Access								
Utilities								
Amenities			0					
			0					
Method	Square-Foot							
Base Lot Value	23,192.00 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	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
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				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adjusted R								
Indicated Value								
Direct Comparables								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
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