



# 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  | 660106162                 |                           |           | No Image On File |             |             |               |               |             |  |
| Parcel ID  | 000000-0003-007-0-000-00  |                           |           |                  |             |             |               |               |             |  |
| Cadastral ID   | 08-21-15-05760            |                           |           |                  |             |             |               |               |             |  |
| 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<br>OWASSO OK 74055-0000                   |                           |                           |           |                  |             |             |               |               |             |  |
| Parcel Location                                      |                           |                           |           |                  |             |             |               |               |             |  |
| Situs  | 20802 S CONCORD AVE       |                           |           |                  |             |             |               |               |             |  |
| Subdivision  | BIRCHWOOD                 |                           |           |                  |             |             |               |               |             |  |
| Lot/Block  | 0007 / 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: 36.31163634 -95.73748558 |                           |                           |           | Building Permits |             |             |               |               |             |  |
| LOT 7 BLOCK 3 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   | 2025-660106162            | BIRCHWOOD DEVELOPMENT LLC |           |                  | 7           | 9,678       | 0             | 1,065         | 115.00      |  |
| 2024   | 2024-660106162            | BIRCHWOOD DEVELOPMENT LLC |           |                  | 7           | 9,678       | 0             | 1,065         | 117.00      |  |
| 2023   | 2023-660106162            | BIRCHWOOD DEVELOPMENT LLC |           |                  | 7           | 9,678       | 0             | 1,065         | 115.00      |  |
| 2022   | 2022-660106162            | 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               | 0.522                        |                            |                      |               |       |           |      |       |
| Topography                 |                              |                            |                      |               |       |           |      |       |
| Street Access              |                              |                            |                      |               |       |           |      |       |
| Utilities                  |                              |                            |                      |               |       |           |      |       |
| Amenities                  |                              |                            | 0                    |               |       |           |      |       |
|                            |                              |                            | 0                    |               |       |           |      |       |
| Method                     | Square-Foot                  |                            |                      |               |       |           |      |       |
| Base Lot Value             | 22,740.00 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          |       |           |      |       |
| 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 |