



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:41:29
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Assessment Data				Primary Image					
Account	660106173			No Image On File					
Parcel ID	000000-0003-018-0-000-00								
Cadastral ID	08-21-15-05870								
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									
Subdivision	BIRCHWOOD								
Lot/Block	0018 / 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: 36.31394597 -95.73797555				Building Permits					
LOT 18 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	2025-660106173	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	115.00
2024	2024-660106173	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	117.00
2023	2023-660106173	BIRCHWOOD DEVELOPMENT LLC			7	9,678	0	1,065	115.00
2022	2022-660106173	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	0.505						
Topography							
Street Access							
Utilities							
Amenities			0				
			0				
Method	Square-Foot						
Base Lot Value	21,996.00 x 9,678.00 = 9,678						
Factor Value							
Adjustments	1.0000						
Lot Value	9,678						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	4 - Good			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	1 2022 Residential		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	9,678		
Year/Eff Age /				Indicated Value	9,678	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	9,678	0.00	Total Value Per SqFt
Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
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	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 9,678				
Total Area	x	Indicated Value	= 9,678				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value