



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:27:50
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Assessment Data				Primary Image					
Account	660105505			No Image On File					
Parcel ID	000000-0001-034-0-000-00								
Cadastral ID	27-21-14-07340								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	347470								
SMITH, BENNY BOB									
7905 N 146TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07905 N 146TH E AVE								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0034 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	27 / 21 / 14 / 5								
Neighborhood	1087 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26784412 -95.81002161				Building Permits					
LOT 34 BLOCK 1 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount	
				R24 312X	NEW SFR 1978 SQ FT	05/2024	12/2024	182,550	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	07/03/2025	435,500	15
					/	BLUE CHIP LAND CO LLC	03/12/2024	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	117,111	117,111	11%	12,882	Assessed	48,308	4,732.25
Year Frozen		Improvements	322,058	322,058		35,426	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	439,169	439,169		48,308	Total Taxable	47,308	4,634.00
Assessment History									
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105505	SMITH, BENNY BOB		40	125,676	0	13,824	1,354.00	
2024	2024-660105505	EXECUTIVE HOMES LLC		40	3,394	0	373	36.00	
2023	2023-660105505	BLUE CHIP LAND CO LLC		40	3,394	0	373	35.00	
2022	2022-660105505	BLUE CHIP LAND CO LLC		40	3,394	0	373	37.00	



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Lot Data		Square-Foot - NBHD 1087 #1	Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2294		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,204.00 x 5.95 = 60,673		
Factor Value			
Adjustments	1.9302		
Lot Value	117,111		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,981 / 1,981
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,981
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 1

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	

Cost Approach		Manual : 01/2025	
Base Cost	117.37	Total Misc Impr	+ 12,512
Roofing Adj	+ 6.08	Garage Cost	+ 26,842
Subfloor Adj	+ -4.63	Total RCN	= 325,311
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 3,253
Plumbing Adj	+ 9.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 322,058
Adj Base Cost	= 144.35	Lot Value	+ 117,111
Total Area	x 1,981	Indicated Value	= 439,169
Adjusted Cost	= 285,957	Value Per SqFt	221.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,058		
Lot Value	117,111		
Indicated Value	439,169	221.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	439,169	221.69	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	161844	6x4		24	33.12	795
PATC	Patio - Covered	161845	226		226	22.20	5,017
FPPF	Fireplace - Prefabricated	0	1		1	6,700.26	6,700