



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:29:07
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Assessment Data					Primary Image				
Account	660105547								
Parcel ID	000000-0004-007-0-000-00								
Cadastral ID	27-21-14-07760								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	339662								
DIRICKSON, STEVEN P & EMILY									
TRUSTEES									
DIRICKSON FAMILY REVOC TRUST									
7920 N 147TH E AVE									
OWASSO OK 74055-0000									
Parcel Location									
Situs	07920 N 147TH E AVE								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0007 / 0004	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: 36.26942817 -95.80985231									
Building Permits									
LOT 7 BLOCK 4 PRESLEY HOLLOW									
Number	Description	Opened	Closed	Amount					
R22 201	R23 NEW SFR 3126 SQ FT	03/2022	09/2022	171,930					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	09/20/2022	468,500	YES					
/	BLUE CHIP LAND CO LLC	04/04/2022	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	87,393	87,393	11%	9,613	Assessed	50,745 4,970.98	
Year Frozen		Improvements	383,782	373,926		41,132	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	471,175	461,319		50,745	Total Taxable	49,745 4,873.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105547	DIRICKSON, STEVEN P & EMILY	40	447,883	1000	48,267	4,728.00		
2024	2024-660105547	DIRICKSON, STEVEN P & EMILY	40	468,500	1000	50,535	4,855.00		
2023	2023-660105547	DIRICKSON, STEVEN P &	40	468,500	1000	50,535	4,736.00		
2022	2022-660105547	DIRICKSON, STEVEN P &	40	3,394	0	373	37.00		



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2089		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,098.00 x 6.00 = 54,588		
Factor Value			
Adjustments	1.6010		
Lot Value	87,393		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,245 / 2,245
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,245
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	902 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	389,286	173.40 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	502,980	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	383,782		
Lot Value	87,393		
Indicated Value	471,175	209.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	471,175	209.88	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.03	Total Misc Impr	+ 24,230
Roofing Adj	+ 5.91	Garage Cost	+ 51,333
Subfloor Adj	+ -4.62	Total RCN	= 391,614
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,832
Plumbing Adj	+ 8.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 383,782
Adj Base Cost	= 140.78	Lot Value	+ 87,393
Total Area	x 2,245	Indicated Value	= 471,175
Adjusted Cost	= 316,051	Value Per SqFt	209.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155401	6x6		36	33.08		1,191
PRCH	Slab Porch - Covered	155402	523		523	31.24		16,339
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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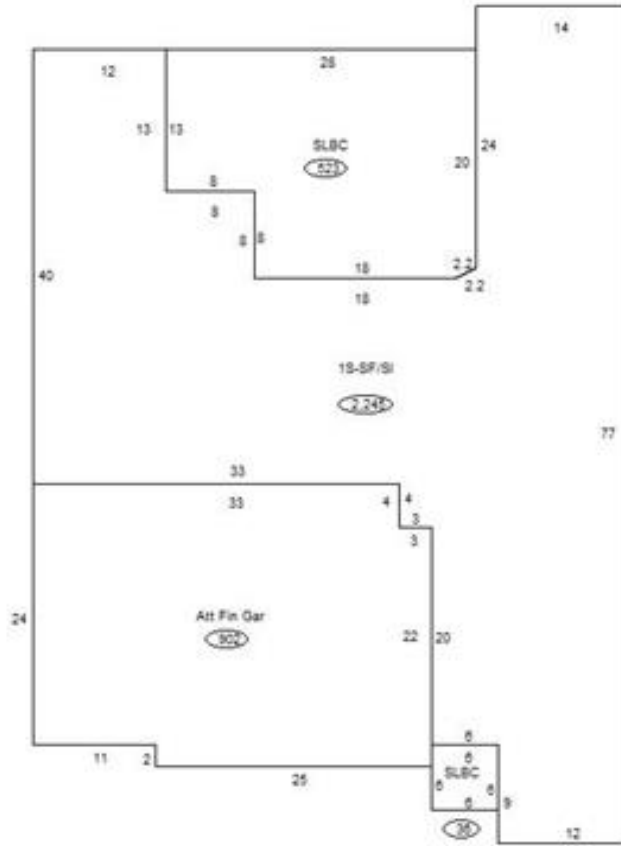
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Sketch Image

660105547



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,245	1.000	2,245
2	G	5		13	Att Fin Gar	902	1.000	902
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	523	1.000	523
Total Building Area						2,245		2,245