




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:35:01
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Assessment Data					Primary Image				
Account	660105804				 <p>660105804 12/29/25</p> <p>660105804_001.JPG 12/29/2025</p>				
Parcel ID	000000-0001-003-0-000-00								
Cadastral ID	34-21-14-00340								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	349014								
INOUE, MASON AKIO									
7514 N 154TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07514 N 154TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0003 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 21 / 14 / 5								
Neighborhood	1059 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26338752 -95.80282251									
Building Permits									
LOT 3 BLOCK 1 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R25 515X	NEW SFR 1750 SQ FT	06/2025	12/2025	179,775					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	D.R. HORTON-TEXAS LTD	11/24/2025	310,000	15					
/	PREMIUM LAND LLC	09/12/2024	2,508,000	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026	Land Value	64,858	64,858	11%	7,134	Assessed	34,100 3,340.44	
Year Frozen		Improvements	245,144	245,144		26,966	Penalty	0	
Uncapped Value	245,144	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	310,002	310,002		34,100	Total Taxable	33,100 3,242.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105804	D.R. HORTON-TEXAS LTD	40	39,883	0	4,387	430.00		
2024	2024-660105804	D.R. HORTON-TEXAS LTD	40	28,571	0	3,143	302.00		
2023	2023-660105804	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105804	PREMIUM LAND LLC	40	28,571	0	3,143	308.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1728		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,525.00 x 5.30 = 39,883		
Factor Value			
Adjustments	1.6262		
Lot Value	64,858		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,746 / 1,746
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,746
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 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	108.48	Total Misc Impr	+ 3,860
Roofing Adj	+ 4.83	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 247,620
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,476
Plumbing Adj	+ 6.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 245,144
Adj Base Cost	= 130.23	Lot Value	+ 64,858
Total Area	x 1,746	Indicated Value	= 310,002
Adjusted Cost	= 227,382	Value Per SqFt	177.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,144		
Lot Value	64,858		
Indicated Value	310,002	177.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,002	177.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	188142	7x7		49	26.78		1,312
PATC	Patio - Covered	188143	13x10		130	19.60		2,548



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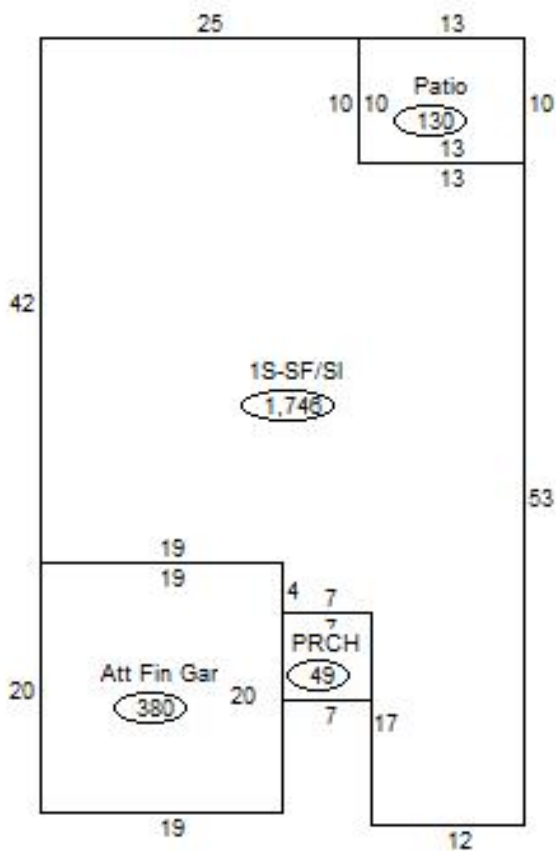
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Sketch Image

660105804



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,746	1.000	1,746
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	49	1.000	49
4	M	PATC		20	Patio	130	1.000	130
Total Building Area						1,746		1,746