



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660105805 <b>Parcel ID</b> 000000-0001-004-0-000-00 <b>Cadastral ID</b> 34-21-14-00350 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 349721 PERKINS, RYAN RICHARD & JILLIAN RAE  7512 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07512 N 154TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS				<p>660105805 12/29/25</p> <p>660105805_001.JPG 12/29/2025</p>															
<b>Legal Description</b> Lat/Long: 36.26328492 -95.80306365																			
LOT 4 BLOCK 1 HAWK'S LANDING				<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 424X</td> <td>NEW SFR 1881 SQ FT</td> <td>09/2025</td> <td>12/2025</td> <td>193,350</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R25 424X	NEW SFR 1881 SQ FT	09/2025	12/2025	193,350
Number	Description	Opened	Closed	Amount															
R25 424X	NEW SFR 1881 SQ FT	09/2025	12/2025	193,350															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	D.R. HORTON-TEXAS LTD	03/09/2026	329,000	15										
					/	PREMIUM LAND LLC	09/12/2024	2,508,000	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
<b>Remove Cap</b>	2027		<b>Land Value</b>	28,571	28,571	11%	3,143	<b>Assessed</b>	14,606										
<b>Year Frozen</b>			<b>Improvements</b>	104,213	104,213		11,463	<b>Penalty</b>	0										
<b>Uncapped Value</b>	104,213		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	132,784	132,784		14,606	<b>Total Taxable</b>	14,606										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660105805	D.R. HORTON-TEXAS LTD			40	41,494	0	4,564	447.00										
2024	2024-660105805	D.R. HORTON-TEXAS LTD			40	28,571	0	3,143	302.00										
2023	2023-660105805	PREMIUM LAND LLC			40	28,570	0	3,143	295.00										
2022	2022-660105805	PREMIUM LAND LLC			40	28,571	0	3,143	308.00										



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Lot Data		- HAWK'S LANDING DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1797		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
<b>Method</b>			
Base Lot Value	1.00 x 28,571.00 = 28,571		
Factor Value			
Adjustments	1.0000		
Lot Value	28,571		



660105805\_001.JPG 12/29/2025

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	1,854 / 1,854
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,854
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 /

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	107.14	Total Misc Impr	+ 5,307
Roofing Adj	+ 4.78	Garage Cost	+ 17,024
Subfloor Adj	+ -2.28	Total RCN	= 260,533
Heat/Cool Adj	+ 12.64	Depreciation ( 0%)	- 0
Plumbing Adj	+ 6.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 260,533
Adj Base Cost	= 128.48	Lot Value	+ 28,571
Total Area	x 1,854	Indicated Value	= 289,104
Adjusted Cost	= 238,202	Value Per SqFt	155.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,533		
Lot Value	28,571		
Indicated Value	289,104	155.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	289,104	155.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	188101	15x7		105	26.60		2,793
PATC	Patio - Covered	188102	16x8		128	19.64		2,514



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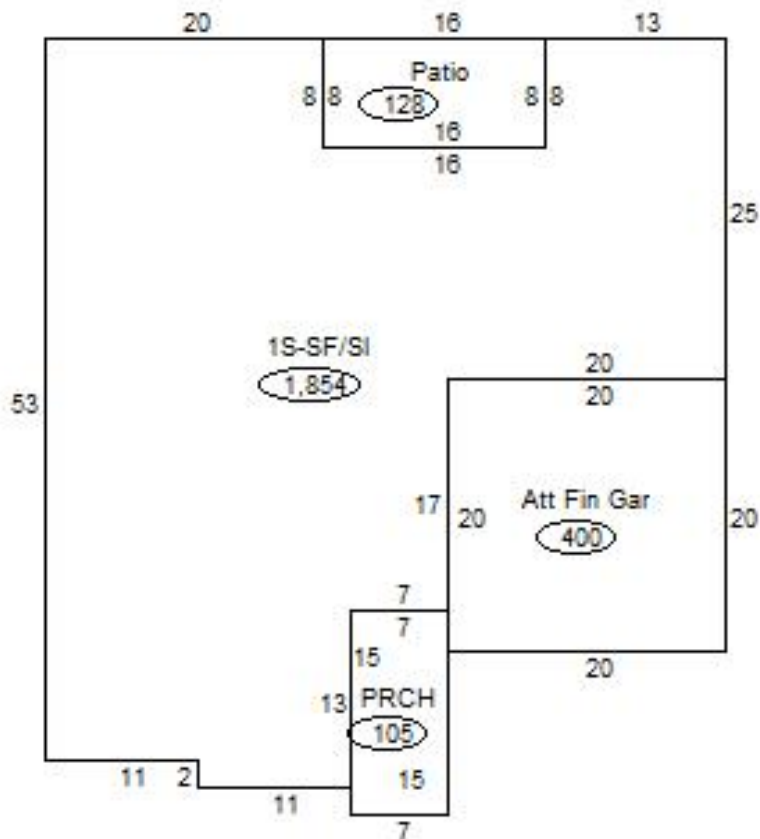
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Sketch Image

660105805



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,854	1.000	1,854
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	105	1.000	105
4	M	PATC		20	Patio	128	1.000	128
<b>Total Building Area</b>						<b>1,854</b>		<b>1,854</b>