



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660105809								
Parcel ID	000000-0001-008-0-000-00								
Cadastral ID	34-21-14-00390								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	349010								
UTKAN, UMUT									
15735 NE 95TH WAY REDMOND WA 98052-0000									
Parcel Location									
Situs	07504 N 154TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0008 / 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: 36.26257811 -95.80309467									
Building Permits									
LOT 8 BLOCK 1 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R25 325X	NEW SFR 2031 SQ FT	04/2025	09/2025	200,400					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	D.R. HORTON-TEXAS LTD	12/17/2025	325,000	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	53,175	53,175	11%	Assessed	35,750	3,502.07	
Year Frozen		Improvements	271,826	271,826		Penalty	0		
Uncapped Value	271,826	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	325,001	325,001		Total Taxable	35,750	3,502.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105809	D.R. HORTON-TEXAS LTD	40	38,102	0	4,191	411.00		
2024	2024-660105809	D.R. HORTON-TEXAS LTD	40	28,571	0	3,143	302.00		
2023	2023-660105809	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105809	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	0.165		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,189.00 x 5.30 = 38,102		
Factor Value			
Adjustments	1.3956		
Lot Value	53,175		



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	2,018 / 2,018
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,018
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	271,826		
Lot Value	53,175		
Indicated Value	325,001	161.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	325,001	161.05	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.19	Total Misc Impr	+	4,533
Roofing Adj	+ 4.69	Garage Cost	+	15,710
Subfloor Adj	+ -2.19	Total RCN	=	274,572
Heat/Cool Adj	+ 12.64	Depreciation (1%)	-	2,746
Plumbing Adj	+ 5.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	271,826
Adj Base Cost	= 126.03	Lot Value	+	53,175
Total Area	x 2,018	Indicated Value	=	325,001
Adjusted Cost	= 254,329	Value Per SqFt		161.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173674	11x7		77	26.69		2,055
PATC	Patio - Covered	173675	18x7		126	19.67		2,478



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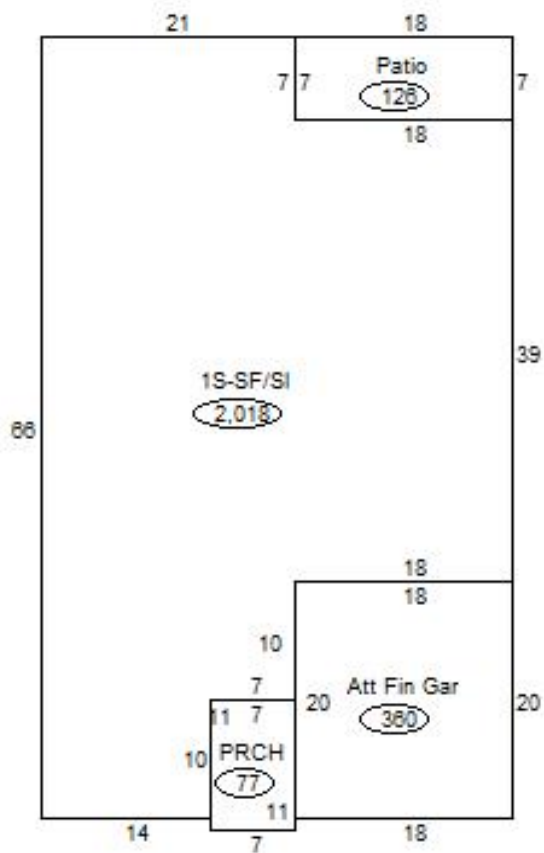
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Sketch Image

660105809



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,018	1.000	2,018
2	G	5		20	Att Fin Gar	360	1.000	360
3	M	PRCH		20	PRCH	77	1.000	77
4	M	PATC		20	Patio	126	1.000	126
Total Building Area						2,018		2,018