




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:35:15
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Assessment Data					Primary Image				
Account	660105811				 <p>660105811_001.JPG 9/8/2025</p>				
Parcel ID	000000-0001-010-0-000-00								
Cadastral ID	34-21-14-00410								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	349662								
MONTGOMERY, MARCEL D									
7416 N 154TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07416 N 154TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0010 / 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: 36.26214079 -95.80284556									
Building Permits									
LOT 10 BLOCK 1 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R25 324X	NEW SFR 1750 SQ FT	04/2025	09/2025	179,775					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	D.R. HORTON-TEXAS LTD	02/17/2026	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	2027	Land Value	28,571	28,571	11%	3,143	Assessed	13,936	1,365.17
Year Frozen		Improvements	98,121	98,121		10,793	Penalty	0	
Uncapped Value	98,121	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	126,692	126,692		13,936	Total Taxable	13,936	1,365.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105811	D.R. HORTON-TEXAS LTD	40	39,082	0	4,299	421.00		
2024	2024-660105811	D.R. HORTON-TEXAS LTD	40	28,571	0	3,143	302.00		
2023	2023-660105811	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105811	PREMIUM LAND LLC	40	28,571	0	3,143	308.00		



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Lot Data	- HAWK'S LANDING DEV DEF	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1693	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	1.0000	
Lot Value	28,571	

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	1,749 / 1,749
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,749
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	108.46	Total Misc Impr	+ 3,683				
Roofing Adj	+ 4.83	Garage Cost	+ 16,378				
Subfloor Adj	+ -2.31	Total RCN	= 247,781				
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,478				
Plumbing Adj	+ 6.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 245,303				
Adj Base Cost	= 130.20	Lot Value	+ 28,571				
Total Area	x 1,749	Indicated Value	= 273,874				
Adjusted Cost	= 227,720	Value Per SqFt	156.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,303		
Lot Value	28,571		
Indicated Value	273,874	156.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	273,874	156.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173641	7x7		49	26.78		1,312
PATC	Patio - Covered	173642	12x10		120	19.76		2,371



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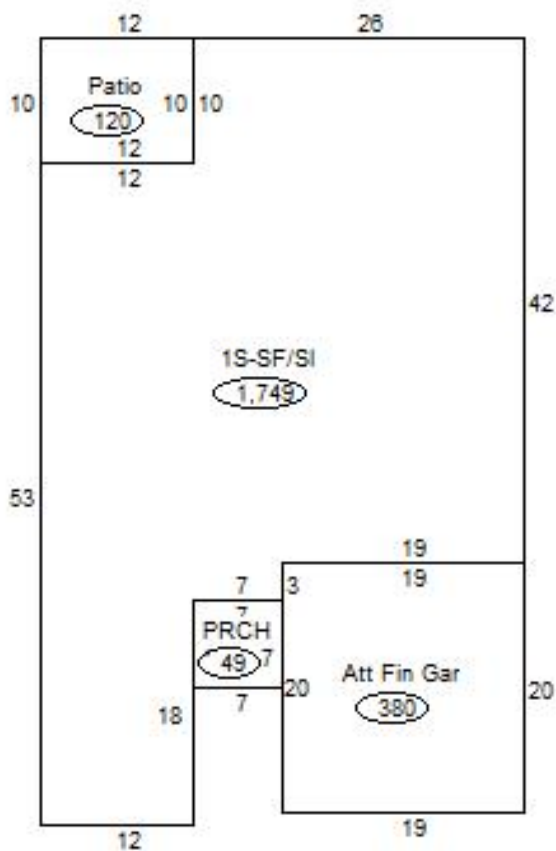
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Sketch Image

660105811



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,749	1.000	1,749
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	120	1.000	120
Total Building Area						1,749		1,749