



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:36:00
Page 1

Assessment Data					Primary Image				
Account	660105835								
Parcel ID	000000-0002-012-0-000-00								
Cadastral ID	34-21-14-00650								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	346979								
CANALES, GARY OCAMPO									
7413 N 154TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07413 N 154TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0012 / 0002	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: 36.26185111 -95.80243403									
Building Permits									
LOT 12 BLOCK 2 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R24 1101X	NEW SFR 1750 SQ FT	12/2024	06/2025	175,950					
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	03/24/2025	315,000	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	68,971	68,971	11%	Assessed	34,651	3,394.41	
Year Frozen		Improvements	246,039	246,039		Penalty	0		
Uncapped Value	246,039	Mobile Home	0	0		Exemption	1,000	-98.00	
TIF Project ID	0	Total Value	315,010	315,010		Total Taxable	33,651	3,296.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105835	CANALES, GARY OCAMPO	40	44,801	0	4,928	483.00		
2024	2024-660105835	D.R. HORTON-TEXAS LTD	40	28,571	0	3,143	302.00		
2023	2023-660105835	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105835	PREMIUM LAND LLC	40	28,571	0	3,143	308.00		



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 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1941		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,453.00 x 5.30 = 44,801		
Factor Value			
Adjustments	1.5395		
Lot Value	68,971		



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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	1,753 / 1,753
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,753
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	108.40	Total Misc Impr	+ 4,046
Roofing Adj	+ 4.83	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 248,524
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,485
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,039
Adj Base Cost	= 130.12	Lot Value	+ 68,971
Total Area	x 1,753	Indicated Value	= 315,010
Adjusted Cost	= 228,100	Value Per SqFt	179.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,039		
Lot Value	68,971		
Indicated Value	315,010	179.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,010	179.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172258	8x7		56	26.75		1,498
PATC	Patio - Covered	172259	13x10		130	19.60		2,548



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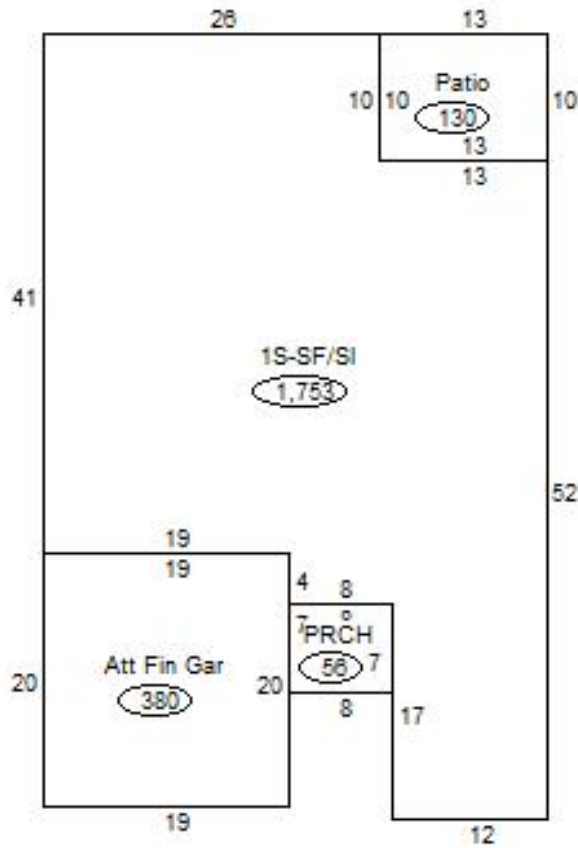
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 Page 3

Sketch Image

660105835



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,753	1.000	1,753
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PATC		20	Patio	130	1.000	130
Total Building Area						1,753		1,753