




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:36:01
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Assessment Data					Primary Image				
Account	660105836				 <p>660105836_001.JPG 6/3/2025</p>				
Parcel ID	000000-0002-013-0-000-00								
Cadastral ID	34-21-14-00660								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	347051								
ABROKWAH, STEPHEN & AMA									
7710 N 147TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07411 N 154TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0013 / 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: 36.26163577 -95.80232924									
Building Permits									
LOT 13 BLOCK 2 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R24 1008X	NEW SFR 1611 SQ FT	11/2024	06/2025	167,400					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	D.R. HORTON-TEXAS LTD	03/24/2025	305,000	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	73,607	73,607	11%	Assessed	33,551	3,286.66	
Year Frozen		Improvements	231,397	231,397		Penalty	0		
Uncapped Value	231,397	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	305,004	305,004		Total Taxable	33,551	3,287.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105836	ABROKWAH, STEPHEN & AMA	40	53,027	0	5,833	571.00		
2024	2024-660105836	D.R. HORTON-TEXAS LTD	40	28,571	0	3,143	302.00		
2023	2023-660105836	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105836	PREMIUM LAND LLC	40	28,571	0	3,143	308.00		



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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2297	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	10,005.00 x 5.30 = 53,027	
Factor Value		
Adjustments	1.3881	
Lot Value	73,607	

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	1,610 / 1,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	110.16	Total Misc Impr	+ 3,950
Roofing Adj	+ 4.91	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 233,734
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,337
Plumbing Adj	+ 7.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 231,397
Adj Base Cost	= 132.55	Lot Value	+ 73,607
Total Area	x 1,610	Indicated Value	= 305,004
Adjusted Cost	= 213,406	Value Per SqFt	189.44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted 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	231,397	
Lot Value	73,607	
Indicated Value	305,004	189.44 Per SqFt
Agland Value		
Site Improvements		
Total Value	305,004	189.44 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172249	11x5		55	26.76		1,472
PATC	Patio - Covered	172250	18x7		126	19.67		2,478



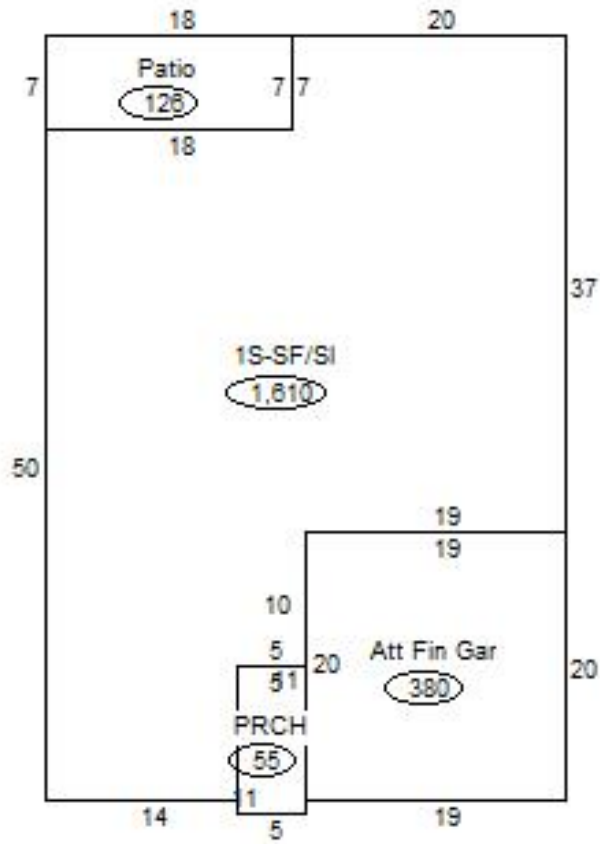
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Sketch Image

660105836



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,610	1.000	1,610
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	55	1.000	55
4	M	PATC		20	Patio	126	1.000	126
Total Building Area						1,610		1,610