



# 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> 660105838 <b>Parcel ID</b> 000000-0002-015-0-000-00 <b>Cadastral ID</b> 34-21-14-00680 <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> 346976 LEWIS, ALEJANDRO RICARDO  7407 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07407 N 154TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0015 / 0002 <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>660105838 03/13/25</p> <p>660105838_001.JPG 3/19/2025</p>														
<b>Legal Description</b> Lat/Long: 36.26128801 -95.80234400																			
LOT 15 BLOCK 2 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>R24 1011X</td> <td>NEW SFR 1881 SQ FT</td> <td>11/2024</td> <td>03/2025</td> <td>190,550</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 1011X	NEW SFR 1881 SQ FT	11/2024	03/2025	190,550
Number	Description	Opened	Closed	Amount															
R24 1011X	NEW SFR 1881 SQ FT	11/2024	03/2025	190,550															
<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>										
H	Homestead	Yes	1,000	1,000	/	D.R. HORTON-TEXAS LTD LP	03/28/2025	330,000	15										
					/	PREMIUM LAND LLC	02/22/2024	2,100,000	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>										
Remove Cap	2026		Land Value	79,531	79,531	11%	8,748	Assessed	19,769	1,936.57									
Year Frozen			Improvements	100,190	100,190		11,021	Penalty	0										
Uncapped Value	100,190		Mobile Home	0	0		0	Exemption	1,000	-98.00									
TIF Project ID	0		<b>Total Value</b>	179,721	179,721		19,769	<b>Total Taxable</b>	18,769	1,839.00									
<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	2025-660105838	LEWIS, ALEJANDRO RICARDO			40	49,894	0	5,488	538.00										
2024	2024-660105838	D.R. HORTON-TEXAS LTD LP			40	28,571	0	3,143	302.00										
2023	2023-660105838	PREMIUM LAND LLC			40	28,570	0	3,143	295.00										
2022	2022-660105838	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	0.2161		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,414.00 x 5.30 = 49,894		
Factor Value			
Adjustments	1.5940		
Lot Value	79,531		



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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	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,792
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	107.89	Total Misc Impr	+	4,654
Roofing Adj	+ 4.81	Garage Cost	+	16,378
Subfloor Adj	+ -2.31	Total RCN	=	253,006
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	-	2,530
Plumbing Adj	+ 6.42	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	250,476
Adj Base Cost	= 129.45	Lot Value	+	79,531
Total Area	x 1,792	Indicated Value	=	330,007
Adjusted Cost	= 231,974	Value Per SqFt		184.16

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	250,476		
Lot Value	79,531		
Indicated Value	330,007	184.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,007	184.16	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	170103	15x5		75	26.69		2,002
PATC	Patio - Covered	170104	17x8		136	19.50		2,652



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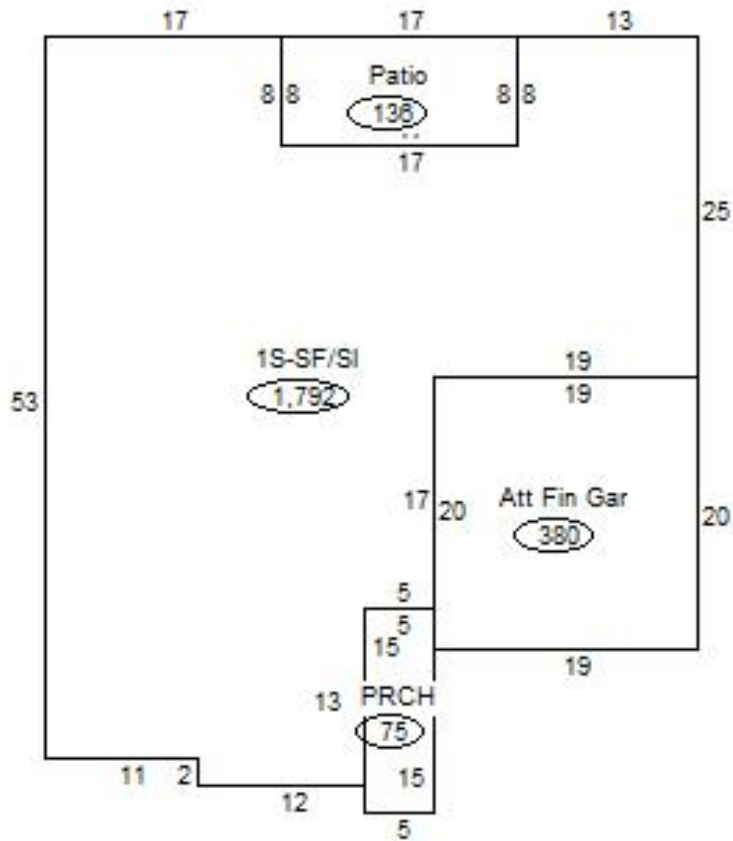
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### Sketch Image

660105838



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,792	1.000	1,792
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	75	1.000	75
4	M	PATC		20	Patio	136	1.000	136
<b>Total Building Area</b>						<b>1,792</b>		<b>1,792</b>