



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:36:12  
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Assessment Data				Primary Image						
Account	660105842									
Parcel ID	000000-0002-019-0-000-00									
Cadastral ID	34-21-14-00720									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	347019									
ABROKWAH, STEPHEN & AMA										
7408 N 155TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	07408 N 155TH E AVE									
Subdivision	HAWK'S LANDING									
Lot/Block	0019 / 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: 36.26148364 -95.80195502				Building Permits						
LOT 19 BLOCK 2 HAWK'S LANDING				Number	Description	Opened	Closed	Amount		
				R24 240X	NEW SFR 1620 SQ FT	03/2024	03/2025	152,850		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	D.R. HORTON-TEXAS LTD LP	03/24/2025	321,000	15	
					/	PREMIUM LAND LLC	02/22/2024	2,100,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026		Land Value	87,960	87,960	11%	Assessed	35,311	3,459.07	
Year Frozen			Improvements	233,045	233,045		Penalty	0		
Uncapped Value	233,045		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	321,005	321,005		Total Taxable	35,311	3,459.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105842	ABROKWAH, STEPHEN & AMA		40	42,246	0	4,647	455.00		
2024	2024-660105842	D.R. HORTON-TEXAS LTD LP		40	28,571	0	3,143	302.00		
2023	2023-660105842	PREMIUM LAND LLC		40	28,570	0	3,143	295.00		
2022	2022-660105842	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	0.183		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,971.00 x 5.30 = 42,246		
Factor Value			
Adjustments	2.0821		
Lot Value	87,960		



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	1,629 / 1,629
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,629
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	109.94	Total Misc Impr	+ 3,618
Roofing Adj	+ 4.90	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 235,399
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	- 2,354
Plumbing Adj	+ 7.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 233,045
Adj Base Cost	= 132.23	Lot Value	+ 87,960
Total Area	x 1,629	Indicated Value	= 321,005
Adjusted Cost	= 215,403	Value Per SqFt	197.06

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,045		
Lot Value	87,960		
Indicated Value	321,005	197.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	321,005	197.06	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	169615	6x6		36	26.82	966
PATC	Patio - Covered	169616	17x8		136	19.50	2,652



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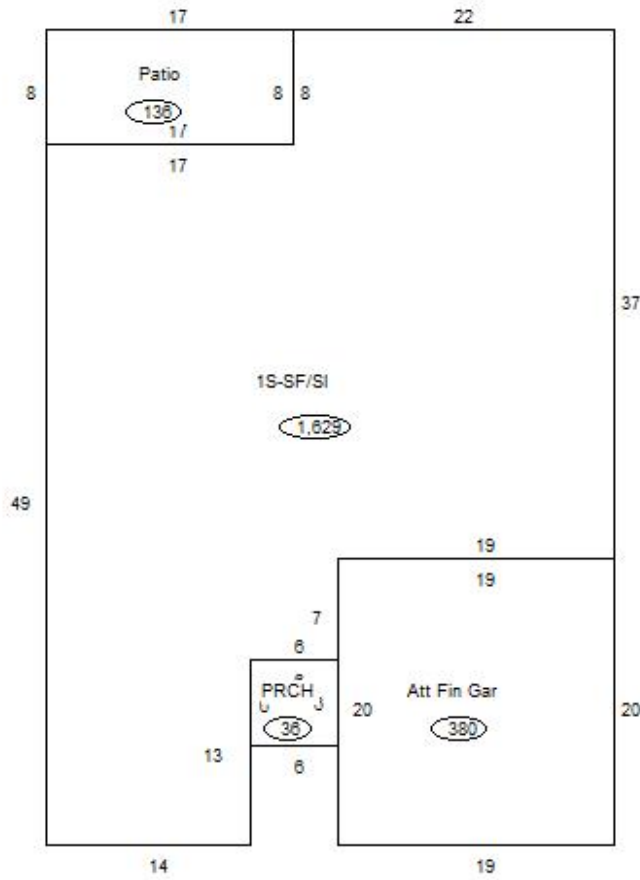
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Sketch Image

660105842



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,629	1.000	1,629
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	PRCH	36	1.000	36
4	M	PATC		13	Patio	136	1.000	136
<b>Total Building Area</b>						1,629		1,629