



# 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> 660105844 <b>Parcel ID</b> 000000-0002-021-0-000-00 <b>Cadastral ID</b> 34-21-14-00740 <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> 346403 CONDOR, ZIEN RAY & CARMAN CHAN  7412 N 155TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07412 N 155TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0021 / 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>660105844_001.JPG 12/19/2024</p>																			
<b>Legal Description</b> Lot/Long: 36.26179835 -95.80181873 LOT 21 BLOCK 2 HAWK'S LANDING																								
<b>Exemptions</b>					<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 245X</td> <td>NEW SFR 1840 SQ FT</td> <td>03/2024</td> <td>12/2024</td> <td>176,775</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 245X	NEW SFR 1840 SQ FT	03/2024	12/2024	176,775					
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Bk/Pg	Grantor	Date	Price	Code																				
/	D.R. HORTON-TEXAS LTD LP	01/24/2025	320,000	15																				
/	PREMIUM LAND LLC	02/22/2024	2,100,000	WB																				
<b>Parcel Valuation</b>																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2026	Land Value	64,231	64,231	11%	7,065	Assessed	35,200	3,448.19															
Year Frozen		Improvements	255,769	255,769		28,135	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	320,000	320,000		35,200	Total Taxable	35,200	3,448.00															
<b>Assessment History</b>																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660105844	CONDOR, ZIEN RAY &			40	127,598	0	14,036	1,375.00															
2024	2024-660105844	D.R. HORTON-TEXAS LTD LP			40	28,571	0	3,143	302.00															
2023	2023-660105844	PREMIUM LAND LLC			40	28,570	0	3,143	295.00															
2022	2022-660105844	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	0.185		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,058.00 x 5.30 = 42,707		
Factor Value			
Adjustments	1.5040		
Lot Value	64,231		



660105844\_001.JPG 12/19/2024

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	1,838 / 1,838
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,838
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	464 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	107.34	Total Misc Impr	+ 5,531
Roofing Adj	+ 4.78	Garage Cost	+ 18,871
Subfloor Adj	+ -2.29	Total RCN	= 260,989
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,220
Plumbing Adj	+ 6.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,769
Adj Base Cost	= 128.72	Lot Value	+ 64,231
Total Area	x 1,838	Indicated Value	= 320,000
Adjusted Cost	= 236,587	Value Per SqFt	174.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,769		
Lot Value	64,231		
Indicated Value	320,000	174.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	320,000	174.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161758	13x5		65	26.73		1,737
PATC	Patio - Covered	161759	26x8		208	18.24		3,794



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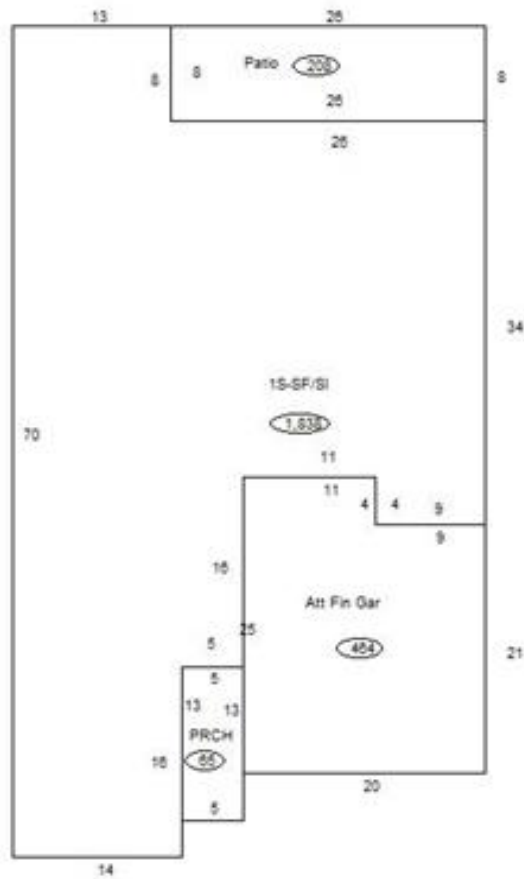
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Sketch Image

660105844



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,838	1.000	1,838
2	G	5		13	Att Fin Gar	464	1.000	464
3	M	PRCH		13	PRCH	65	1.000	65
4	M	PATC		13	Patio	208	1.000	208
<b>Total Building Area</b>						<b>1,838</b>		<b>1,838</b>