



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:36:18
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Assessment Data					Primary Image				
Account	660105845				<p>660105845_001.JPG 12/19/2024</p>				
Parcel ID	000000-0002-022-0-000-00								
Cadastral ID	34-21-14-00750								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	346795								
SIMPSON, KERSTON MAE									
7414 N 155TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07414 N 155TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0022 / 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: 36.26199179 -95.80186980									
LOT 22 BLOCK 2 HAWK'S LANDING									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 242X	NEW SFR 1536 SQ FT	03/2024	12/2024	145,875					
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 LP	03/25/2025	295,500	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	87,606	87,606	11%	9,637	Assessed	32,506 3,184.29	
Year Frozen		Improvements	207,897	207,897		22,869	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	295,503	295,503		32,506	Total Taxable	31,506 3,086.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105845	SIMPSON, KERSTON MAE	40	114,817	0	12,630	1,237.00		
2024	2024-660105845	D.R. HORTON-TEXAS LTD LP	40	28,571	0	3,143	302.00		
2023	2023-660105845	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105845	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	0.2118		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,226.00 x 5.30 = 48,898		
Factor Value			
Adjustments	1.7916		
Lot Value	87,606		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 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	104.20	Total Misc Impr	+ 3,781
Roofing Adj	+ 4.49	Garage Cost	+ 15,115
Subfloor Adj	+ -1.15	Total RCN	= 212,140
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,243
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 207,897
Adj Base Cost	= 125.81	Lot Value	+ 87,606
Total Area	x 1,536	Indicated Value	= 295,503
Adjusted Cost	= 193,244	Value Per SqFt	192.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,897		
Lot Value	87,606		
Indicated Value	295,503	192.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	295,503	192.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161762	13x11		143	18.34		2,623
PRCH	Porch	161763	8x6		48	24.12		1,158

