



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account 660105846 Parcel ID 000000-0002-023-0-000-00 Cadastral ID 34-21-14-00760 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346794 DARLING, JAMES P & SARAH F 7416 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07416 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0023 / 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 Lot/Long: 36.26219731 -95.80195106																																		
Building Permits					<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 243X</td> <td>NEW SFR 1620 SQ FT</td> <td>03/2024</td> <td>12/2024</td> <td>152,850</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 243X	NEW SFR 1620 SQ FT	03/2024	12/2024	152,850															
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Exemptions					Sale History																													
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/	D.R. HORTON-TEXAS LTD LP	03/24/2025	310,000	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	80,316	80,316	11%	Assessed	18,941	1,855.46																									
Year Frozen			Improvements	91,875	91,875		Penalty	0																										
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00																									
TIF Project ID	0		Total Value	172,191	172,191		Total Taxable	18,941	1,855.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660105846	DARLING, JAMES P &			40	117,529	0	12,928	1,266.00																									
2024	2024-660105846	D.R. HORTON-TEXAS LTD LP			40	28,571	0	3,143	302.00																									
2023	2023-660105846	PREMIUM LAND LLC			40	28,570	0	3,143	295.00																									
2022	2022-660105846	PREMIUM LAND LLC			40	28,571	0	3,143	308.00																									



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Lot Data		- HAWK'S LANDING DEV DEF		Primary Image	
Lot Size	0 0				
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.1899				
Topography					
Street Access					
Utilities					
Amenities	0				
	0				
Method					
Base Lot Value	1.00 x 28,571.00 = 28,571	660105846_001.JPG 12/19/2024			
Factor Value		GRM Approach			
Adjustments	2.8111	GRM Code			
Lot Value	80,316	Gross Rent 0.00			
Residential Data		Indicated Value			
Type	1 Single Family Residence	Multiple Regression			
Condition	3 - Average	MRA Code			
Quality	3 - Average	Adusted R			
Architecture		Indicated Value			
Style	100% One Story	Direct Comparables			
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood	Selection Model A Adam Test			
Base/Total Area	1,620 / 1,620	Adjustment Model 1 2022 Residential			
Style	100% One Story	Comparables			
HVAC	100% Warmed & Cooled Air	Indicated Value			
Roof Cover	1 Composition Shingle	Value Reconciliation			
Area on Slab	1,620	Selected Approach Cost Approach			
Fixture/RghIn	/	Improvements 229,687			
Bed/F/H Bath	3 / 2.0 /	Lot Value 80,316			
Basement Area		Indicated Value 310,003 191.36 Per SqFt			
Garage Type	380 Attached Garage - Finished	Agland Value			
Remodel		Site Improvements			
Year/Eff Age	2024 / 2	Total Value 310,003 191.36 Total Value Per SqFt			
Cost Approach		Manual : 01/2025			
Base Cost	110.04	Total Misc Impr	+	3,558	
Roofing Adj	+ 4.90	Garage Cost	+	16,378	
Subfloor Adj	+ -2.31	Total RCN	=	234,375	
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	4,688	
Plumbing Adj	+ 7.10	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	229,687	
Adj Base Cost	= 132.37	Lot Value	+	80,316	
Total Area	x 1,620	Indicated Value	=	310,003	
Adjusted Cost	= 214,439	Value Per SqFt		191.36	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161753	14x6		84	20.09		1,688
PRCH	Porch	161754	10x7		70	26.71		1,870



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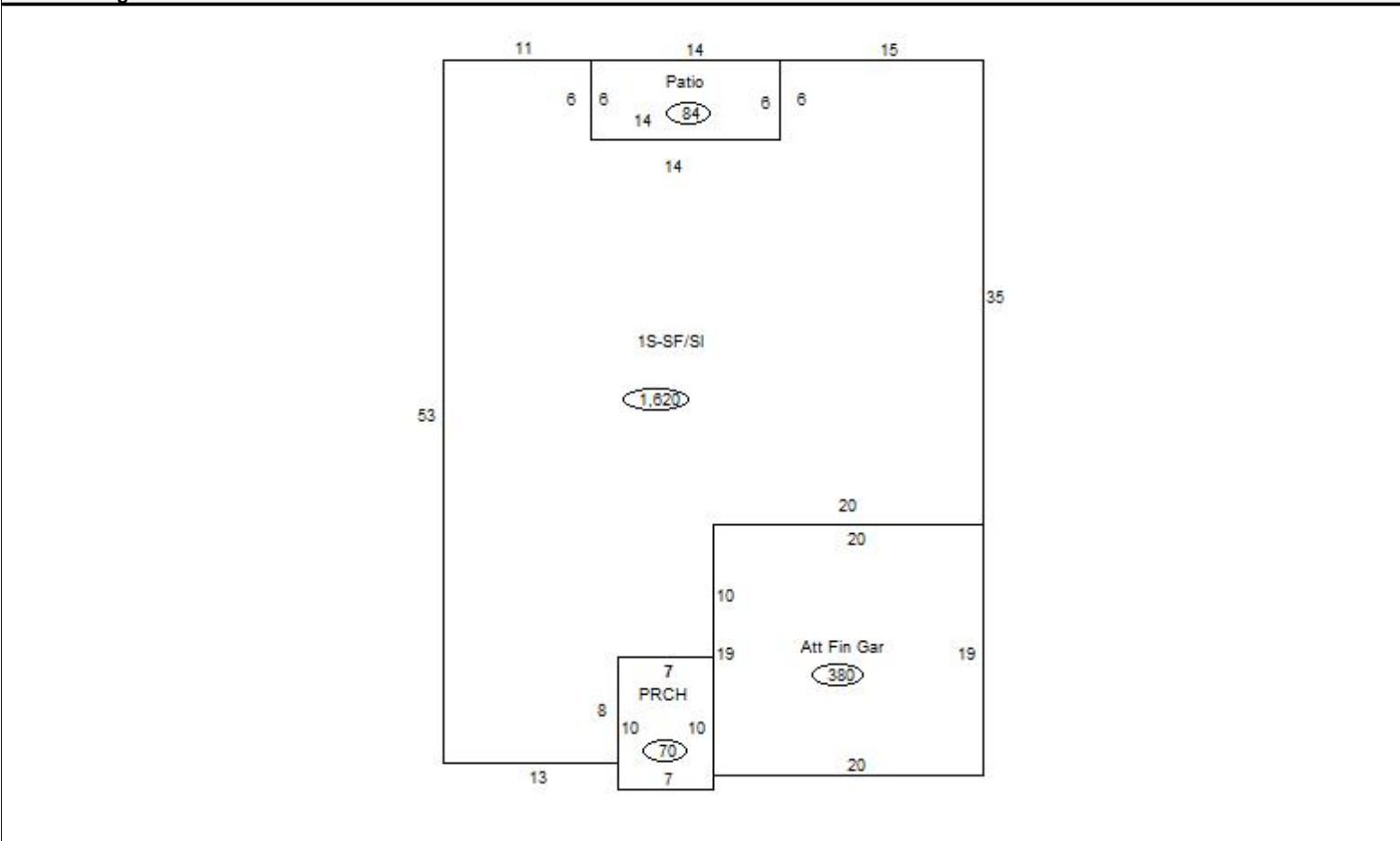
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Sketch Image

660105846



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,620	1.000	1,620
2	M	PATC		13	Patio	84	1.000	84
3	M	PRCH		13	PRCH	70	1.000	70
4	G	5		13	Att Fin Gar	380	1.000	380
Total Building Area						1,620		1,620