



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:36:22  
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Assessment Data				Primary Image					
Account	660105847								
Parcel ID	000000-0002-024-0-000-00								
Cadastral ID	34-21-14-00770								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	345782								
AVIV CARMEL LLC									
9005 N 71ST E CT OWASSO OK 74055-0000									
Parcel Location									
Situs	07502 N 155TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0024 / 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: 36.26229944 -95.80171479			660105847_001.JPG 12/19/2024					
LOT 24 BLOCK 2 HAWK'S LANDING				Building Permits					
				Number	Description	Opened	Closed	Amount	
				R24 245X	NEW SFR 1881 SQ FT	03/2024	12/2024	172,500	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BARUCH-FINKEL, TAMAR &	11/12/2024	0	4
					/	D.R. HORTON-TEXAS LTD LP	08/10/2024	310,000	PQ
					/	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	2025	Land Value	58,081	58,081	11%	6,389	Assessed	35,029	3,431.44
Year Frozen		Improvements	260,368	260,368		28,640	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	318,449	318,449		35,029	Total Taxable	35,029	3,431.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105847	AVIV CARMEL LLC	40	310,000	0	34,100	3,340.00		
2024	2024-660105847	D.R. HORTON-TEXAS LTD LP	40	28,571	0	3,143	302.00		
2023	2023-660105847	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105847	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	1.1878		
Lot Value	58,081		



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	1,881 / 1,881
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,881
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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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	106.83	Total Misc Impr	+ 6,005
Roofing Adj	+ 4.76	Garage Cost	+ 18,759
Subfloor Adj	+ -2.26	Total RCN	= 265,682
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,314
Plumbing Adj	+ 6.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 260,368
Adj Base Cost	= 128.08	Lot Value	+ 58,081
Total Area	x 1,881	Indicated Value	= 318,449
Adjusted Cost	= 240,918	Value Per SqFt	169.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,368		
Lot Value	58,081		
Indicated Value	318,449	169.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	318,449	169.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161766	14x7		98	26.62		2,609
PRCH	Porch	161767	16x8		128	26.53		3,396



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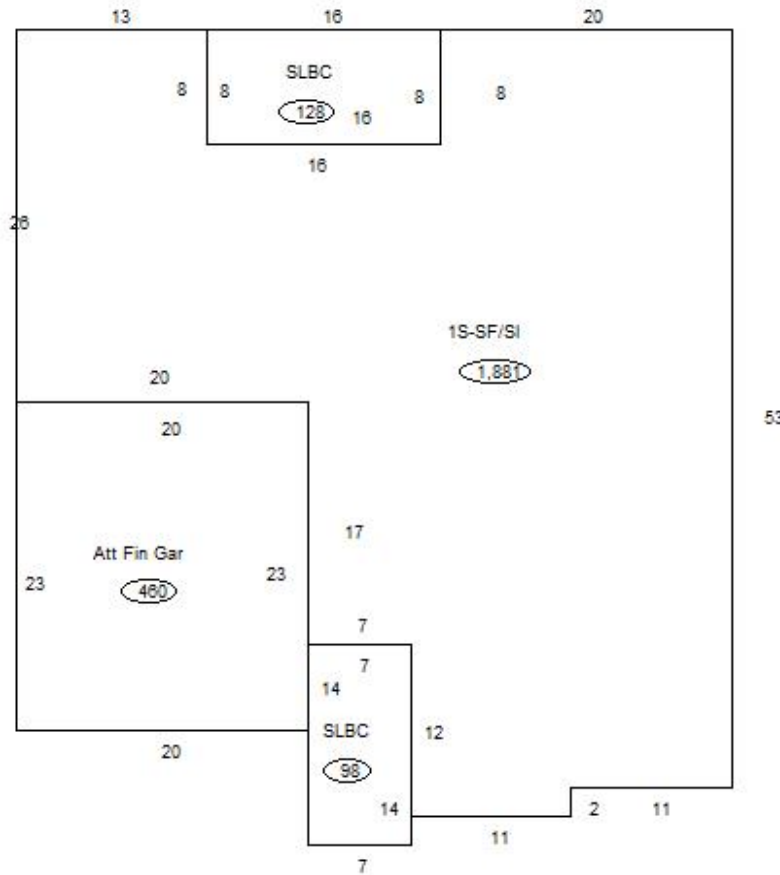
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Sketch Image

660105847



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,881	1.000	1,881
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	128	1.000	128
<b>Total Building Area</b>						1,881		1,881