



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660105852			<p>660105852_001.JPG 12/19/2024</p>						
Parcel ID	000000-0002-029-0-000-00									
Cadastral ID	34-21-14-00820									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	346971									
WEST, SAMUEL										
7512 N 155TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	07512 N 155TH E AVE									
Subdivision	HAWK'S LANDING									
Lot/Block	0029 / 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: 36.26326556 -95.80192390				Building Permits						
LOT 29 BLOCK 2 HAWK'S LANDING				Number	Description	Opened	Closed	Amount		
				R24 306X	NEW SFR 1536 SQ FT	05/2024	12/2024	145,875		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	D.R. HORTON-TEXAS LTD LP	03/24/2025	300,000	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	89,987	89,987	11%	Assessed	33,001	3,232.78	
Year Frozen			Improvements	210,019	210,019		Penalty	0		
Uncapped Value	185,189		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	300,006	300,006	33,001	Total Taxable	33,001	3,233.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105852	WEST, SAMUEL			40	114,817	0	12,630	1,237.00	
2024	2024-660105852	D.R. HORTON-TEXAS LTD LP			40	28,571	0	3,143	302.00	
2023	2023-660105852	PREMIUM LAND LLC			40	28,570	0	3,143	295.00	
2022	2022-660105852	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	0.2054		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,948.00 x 5.30 = 47,424		
Factor Value			
Adjustments	1.8975		
Lot Value	89,987		



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	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	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 (1%)	- 2,121
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 210,019
Adj Base Cost	= 125.81	Lot Value	+ 89,987
Total Area	x 1,536	Indicated Value	= 300,006
Adjusted Cost	= 193,244	Value Per SqFt	195.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,019		
Lot Value	89,987		
Indicated Value	300,006	195.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	300,006	195.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161790	13x11		143	18.34		2,623
PRCH	Porch	161791	8x6		48	24.12		1,158



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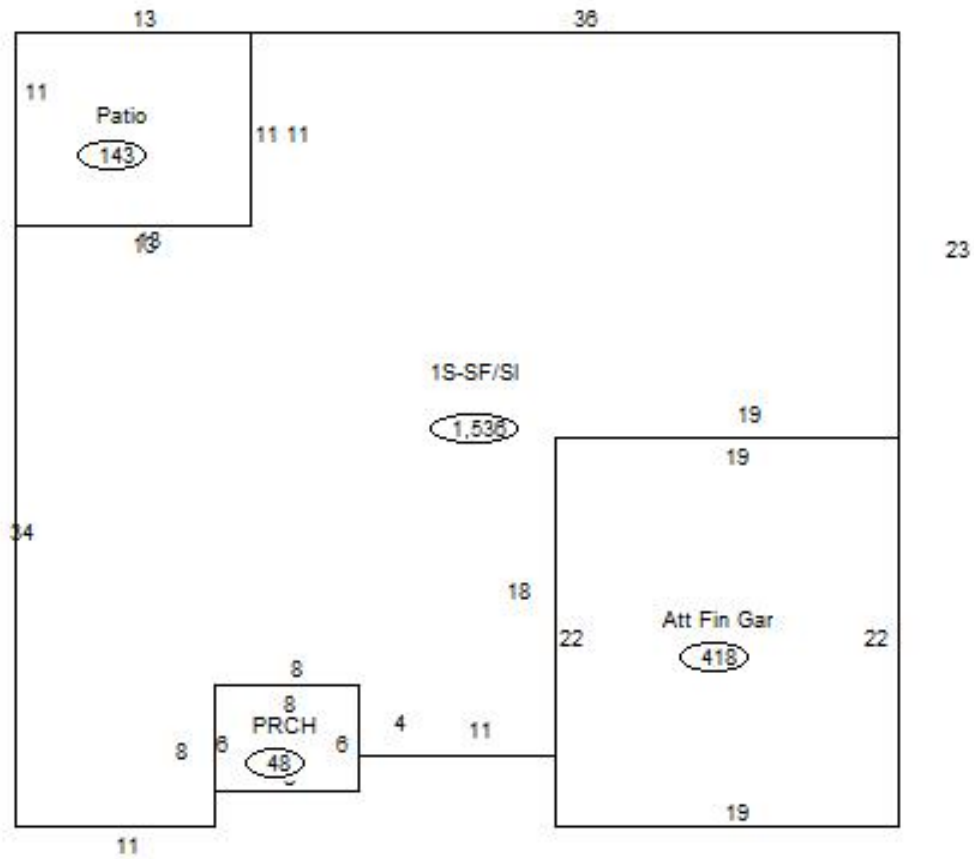
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Sketch Image

660105852



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,536	1.000	1,536
2	G	5		13	Att Fin Gar	418	1.000	418
3	M	PATC		13	Patio	143	1.000	143
4	M	PRCH		13	PRCH	48	1.000	48
Total Building Area						1,536		1,536