



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:36:36
 Page 1

Assessment Data				Primary Image															
Account 660105854 Parcel ID 000000-0002-031-0-000-00 Cadastral ID 34-21-14-00840 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 340511 J.A.C.A. FAMILY LTD PARTNERSHIP PO BOX 486 RANCHO SANTA FE CA 92067-0000 Parcel Location Situs 07516 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0031 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>660105854_001.JPG 12/19/2024</p>															
Legal Description Lat/Long: 36.26358078 -95.80178704										Building Permits									
LOT 31 BLOCK 2 HAWK'S LANDING				<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 308X</td> <td>NEW SFR 1620 SQ FT</td> <td>05/2024</td> <td>12/2024</td> <td>152,850</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 308X	NEW SFR 1620 SQ FT	05/2024	12/2024	152,850
Number	Description	Opened	Closed	Amount															
R24 308X	NEW SFR 1620 SQ FT	05/2024	12/2024	152,850															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	D.R. HORTON-TEXAS LTD LP	12/11/2024	290,000	YES										
					/	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	67,149	67,149	11%	Assessed	32,967	3,229.45										
Year Frozen			Improvements	232,553	232,553		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	299,702	299,702		Total Taxable	32,967	3,229.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105854	J.A.C.A. FAMILY LTD PARTNERSHIP			40	290,000	0	31,900	3,125.00										
2024	2024-660105854	D.R. HORTON-TEXAS LTD LP			40	28,571	0	3,143	302.00										
2023	2023-660105854	PREMIUM LAND LLC			40	28,570	0	3,143	295.00										
2022	2022-660105854	PREMIUM LAND LLC			40	28,571	0	3,143	308.00										



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 Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.198		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,624.00 x 5.30 = 45,707		
Factor Value			
Adjustments	1.4691		
Lot Value	67,149		



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	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	109.97	Total Misc Impr	+ 4,602
Roofing Adj	+ 4.90	Garage Cost	+ 15,229
Subfloor Adj	+ -2.31	Total RCN	= 234,902
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,349
Plumbing Adj	+ 7.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 232,553
Adj Base Cost	= 132.27	Lot Value	+ 67,149
Total Area	x 1,626	Indicated Value	= 299,702
Adjusted Cost	= 215,071	Value Per SqFt	184.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	232,553		
Lot Value	67,149		
Indicated Value	299,702	184.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	299,702	184.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161799	17x6		102	20.06		2,046
PRCH	Porch	161801	12x8		96	26.63		2,556



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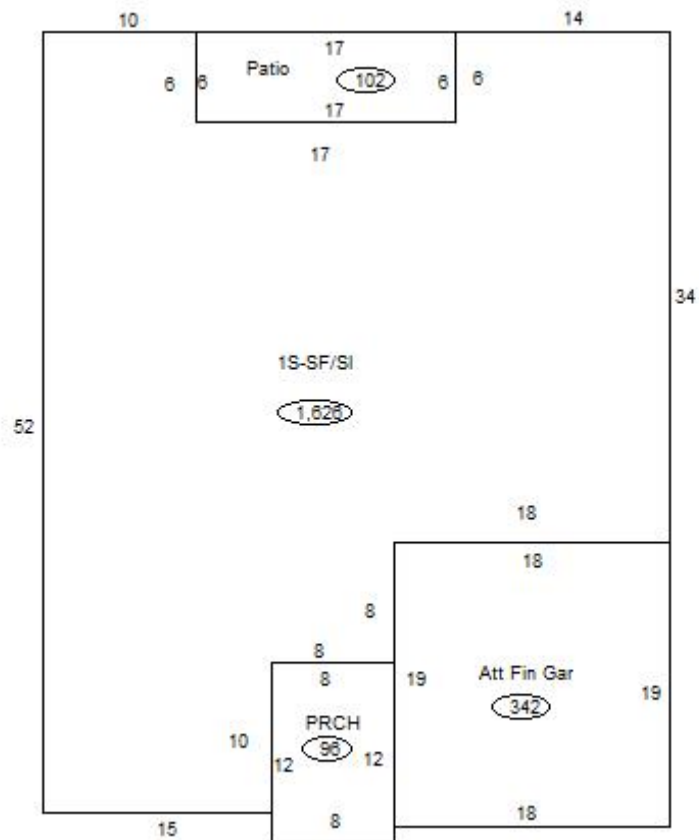
Date 04/18/2026

Time 10:36:36

Page 3

Sketch Image

660105854



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,626	1.000	1,626
2	M	PATC		13	Patio	102	1.000	102
3	G	5		13	Att Fin Gar	342	1.000	342
4	M	PRCH		13	PRCH	96	1.000	96
Total Building Area						1,626		1,626