




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	660105856				 <p>660105856_001.JPG 12/19/2024</p>				
Parcel ID	000000-0003-001-0-000-00								
Cadastral ID	34-21-14-00860								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	346457								
GUZMAN, JESSY									
7517 N 155TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07517 N 155TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0001 / 0003	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: 36.26385030 -95.80138859									
Building Permits									
LOT 1 BLOCK 3 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R24 233X	NEW SFR 1620 SQ FT	03/2024	12/2024	152,850					
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	02/04/2025	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	109,935	109,935	11%	12,093	Assessed	20,394 1,997.80	
Year Frozen		Improvements	75,468	75,468		8,301	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	185,403	185,403		20,394	Total Taxable	19,394 1,900.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105856	GUZMAN, JESSY	40	111,639	0	12,280	1,203.00		
2024	2024-660105856	D.R. HORTON-TEXAS LTD LP	40	28,571	0	3,143	302.00		
2023	2023-660105856	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105856	PREMIUM LAND LLC	40	28,571	0	3,143	308.00		



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Lot Data		- HAWK'S LANDING DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2166		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method			
Base Lot Value	1.00 x 28,571.00 = 28,571		
Factor Value			
Adjustments	3.8478		
Lot Value	109,935		



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	1,452 / 1,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,452
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	105.61	Total Misc Impr	+ 4,696
Roofing Adj	+ 4.56	Garage Cost	+ 14,109
Subfloor Adj	+ -1.18	Total RCN	= 204,153
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,083
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,070
Adj Base Cost	= 127.65	Lot Value	+ 109,935
Total Area	x 1,452	Indicated Value	= 310,005
Adjusted Cost	= 185,348	Value Per SqFt	213.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,070		
Lot Value	109,935		
Indicated Value	310,005	213.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	310,005	213.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161712	13x7		91	23.98		2,182
PRCH	Porch	161713	15x7		105	23.94		2,514



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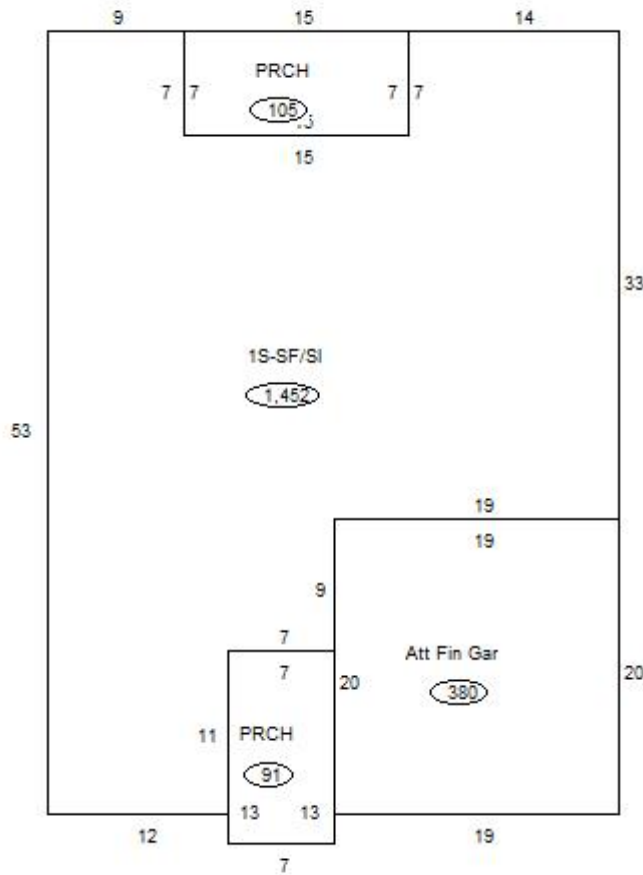
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Sketch Image

660105856



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,452	1.000	1,452
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	PRCH	91	1.000	91
4	M	PRCH		13	PRCH	105	1.000	105
Total Building Area						1,452		1,452