



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	660105860									
Parcel ID	000000-0003-005-0-000-00									
Cadastral ID	34-21-14-00900									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	346328									
LYONS, WESLEY MARCUS										
7509 N 155TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	07509 N 155TH E AVE									
Subdivision	HAWK'S LANDING									
Lot/Block	0005 / 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: 36.26305982 -95.80121109				Building Permits						
LOT 5 BLOCK 3 HAWK'S LANDING				Number	Description	Opened	Closed	Amount		
				R24 234X	NEW SFR 1840 SQ FT	03/2024	12/2024	176,775		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	D.R. HORTON-TEXAS LTD LP	01/06/2025	318,000	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	79,976	79,976	11%	Assessed	34,981	3,426.74	
Year Frozen			Improvements	238,034	238,034		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	318,010	318,010	34,981	Total Taxable	34,981	3,427.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105860	LYONS, WESLEY MARCUS			40	318,000	0	34,980	3,427.00	
2024	2024-660105860	D.R. HORTON-TEXAS LTD LP			40	28,571	0	3,143	302.00	
2023	2023-660105860	PREMIUM LAND LLC			40	28,570	0	3,143	295.00	
2022	2022-660105860	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	0.1971		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,587.00 x 5.30 = 45,511		
Factor Value			
Adjustments	1.7573		
Lot Value	79,976		



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	1,815 / 1,815
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,815
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	481 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	100.61	Total Misc Impr	+ 6,523
Roofing Adj	+ 4.36	Garage Cost	+ 16,681
Subfloor Adj	+ -1.15	Total RCN	= 242,892
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,858
Plumbing Adj	+ 5.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 238,034
Adj Base Cost	= 121.04	Lot Value	+ 79,976
Total Area	x 1,815	Indicated Value	= 318,010
Adjusted Cost	= 219,688	Value Per SqFt	175.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,034		
Lot Value	79,976		
Indicated Value	318,010	175.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	318,010	175.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161720	12x5		60	24.08		1,445
PRCH	Porch	161721	24x9		216	23.51		5,078

