




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	660105864				 <p>660105864_001.JPG 8/28/2024</p>				
Parcel ID	000000-0003-009-0-000-00								
Cadastral ID	34-21-14-00940								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	344887								
ALVAREZ, LENA & MARIO SANCHEZ									
7501 N 155TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07501 N 155TH E AVE								
Subdivision	HAWK'S LANDING								
Lot/Block	0009 / 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: 36.26234125 -95.80118970									
Building Permits									
LOT 9 BLOCK 3 HAWK'S LANDING									
Number	Description	Opened	Closed	Amount					
R24 208X	NEW SFR 1620 SQ FT	03/2024	08/2024	152,850					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
	Bk/Pg	Grantor	Date	Price	Code				
	/	D.R. HORTON-TEXAS LTD LP	06/27/2024	305,000	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	2025	Land Value	82,149	82,149	11%	9,036	Assessed	34,358	3,365.71
Year Frozen		Improvements	230,204	230,204		25,322	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	312,353	312,353		34,358	Total Taxable	34,358	3,366.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105864	ALVAREZ, LENA &	40	305,000	0	33,550	3,287.00		
2024	2024-660105864	ALVAREZ, LENA &	40	28,571	0	3,143	302.00		
2023	2023-660105864	PREMIUM LAND LLC	40	28,570	0	3,143	295.00		
2022	2022-660105864	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	0.2197		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,572.00 x 5.30 = 50,732		
Factor Value			
Adjustments	1.6193		
Lot Value	82,149		



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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	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	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 (2%)	- 4,698
Plumbing Adj	+ 7.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 230,204
Adj Base Cost	= 132.27	Lot Value	+ 82,149
Total Area	x 1,626	Indicated Value	= 312,353
Adjusted Cost	= 215,071	Value Per SqFt	192.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,204		
Lot Value	82,149		
Indicated Value	312,353	192.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,353	192.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	160883	17x6		102	20.06		2,046
PRCH	Porch	160885	12x8		96	26.63		2,556



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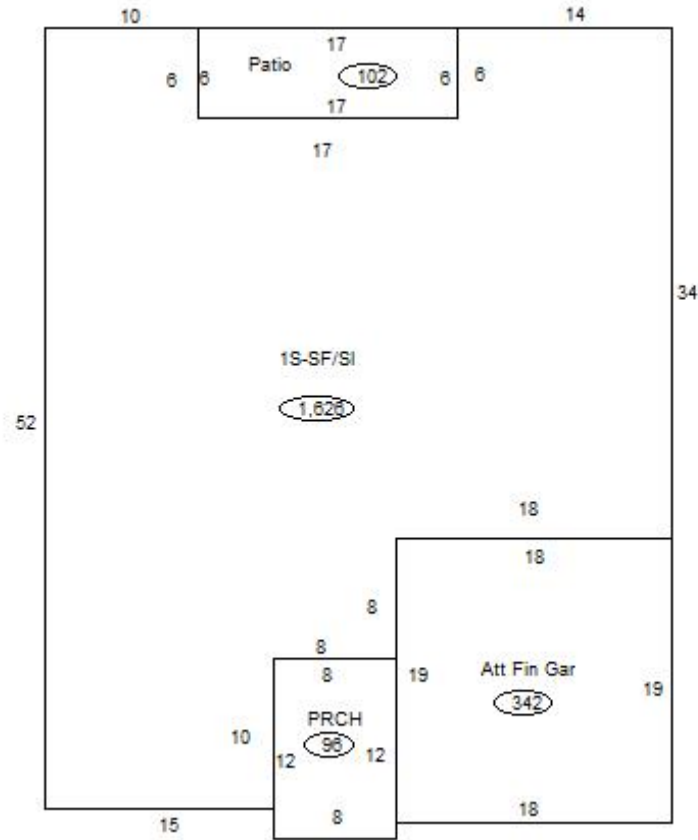
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Sketch Image

660105864



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,626	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