



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:36:59
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Assessment Data				Primary Image						
Account	660105866									
Parcel ID	000000-0003-011-0-000-00									
Cadastral ID	34-21-14-00960									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	345782									
AVIV CARMEL LLC										
9005 N 71ST E CT OWASSO OK 74055-0000										
Parcel Location										
Situs	07415 N 155TH E AVE									
Subdivision	HAWK'S LANDING									
Lot/Block	0011 / 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: 36.26197326 -95.80116996				Building Permits						
LOT 11 BLOCK 3 HAWK'S LANDING				Number	Description	Opened	Closed	Amount		
				R24 204X	NEW SFR 1620 SQ FT	03/2024	12/2024	152,850		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BARUCH-FINKEL, TAMAR & ISRAEL	11/12/2024	0	4	
					/	D.R. HORTON-TEXAS LTD	08/08/2024	300,000	YES	
					/	PREMIUM LAND LLC	01/23/2024	525,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	69,666	69,666	11%	7,663	Assessed	33,793	3,310.36	
Year Frozen		Improvements	237,546	237,546		26,130	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	307,212	307,212		33,793	Total Taxable	33,793	3,310.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105866	AVIV CARMEL LLC			40	300,000	0	33,000	3,233.00	
2024	2024-660105866	BARUCH-FINKEL, TAMAR & ISRAEL			40	75,000	0	3,300	317.00	
2023	2023-660105866	PREMIUM LAND LLC			40	28,570	0	3,143	295.00	
2022	2022-660105866	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	0.2097		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,133.00 x 5.30 = 48,405		
Factor Value			
Adjustments	1.4392		
Lot Value	69,666		



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	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	/
Bed/F/H Bath	/ 2.0 / 3.0
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	110.04	Total Misc Impr	+ 3,558
Roofing Adj	+ 4.90	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 242,394
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 4,848
Plumbing Adj	+ 12.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 237,546
Adj Base Cost	= 137.32	Lot Value	+ 69,666
Total Area	x 1,620	Indicated Value	= 307,212
Adjusted Cost	= 222,458	Value Per SqFt	189.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,546		
Lot Value	69,666		
Indicated Value	307,212	189.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	307,212	189.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161737	14x6		84	20.09		1,688
PRCH	Porch	161738	10x7		70	26.71		1,870



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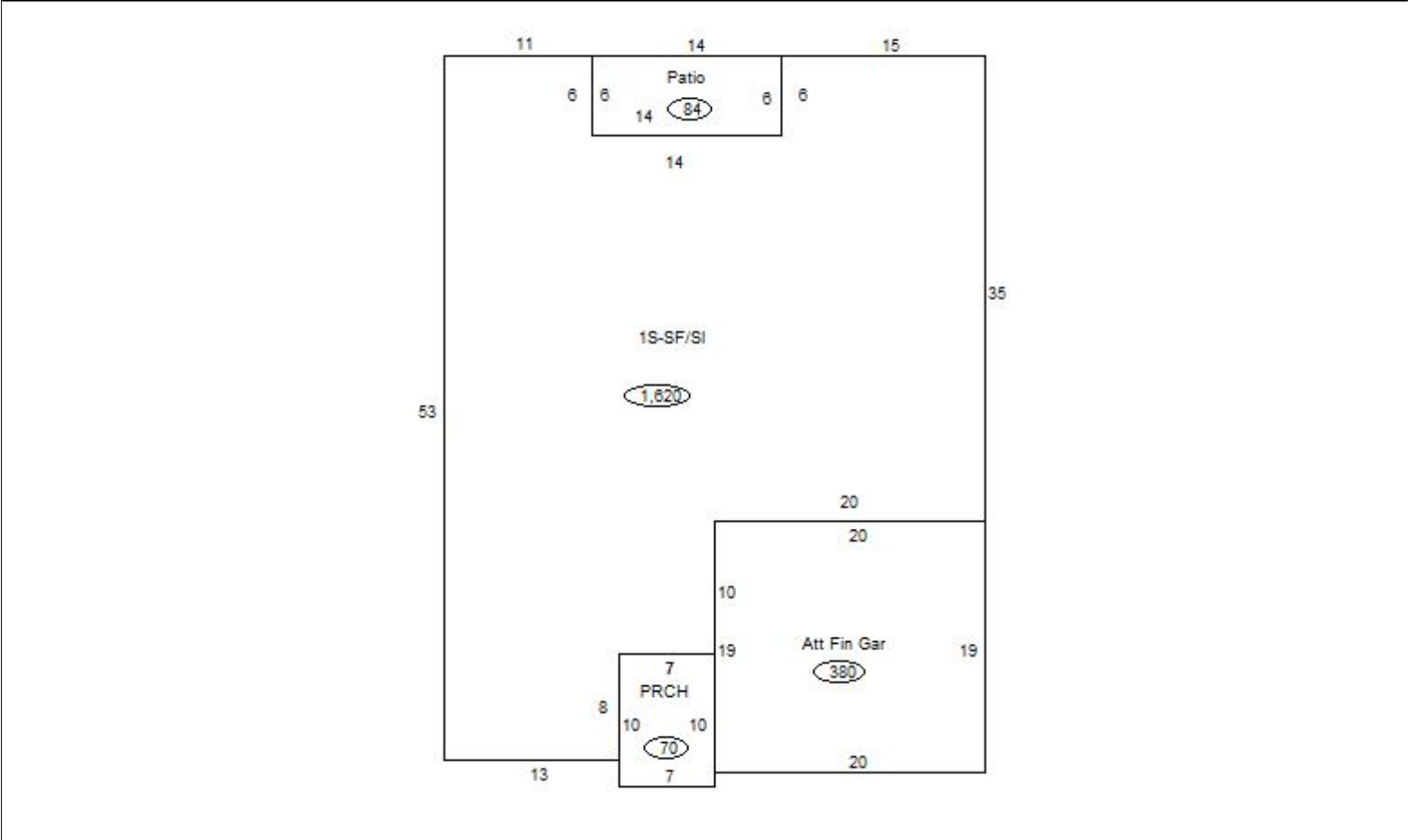
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Sketch Image

660105866



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,620	1.000	1,620
2	M	PATC		13	Patio	84	1.000	84
3	M	PRCH		13	PRCH	70	1.000	70
4	G	5		13	Att Fin Gar	380	1.000	380
Total Building Area						1,620		1,620