




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:37:01
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Assessment Data					Primary Image														
Account 660105867 Parcel ID 000000-0003-012-0-000-00 Cadastral ID 34-21-14-00970 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346239 LYONS, JEFFREY WILLIAM & KAREN ELIZABETH 7413 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07413 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660105867 12/10/24</p> <p>660105867_001.JPG 12/19/2024</p>														
Legal Description Lat/Long: 36.26184329 -95.80131160																			
LOT 12 BLOCK 3 HAWK'S LANDING					Building Permits <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 227X</td> <td>NEW SFR 1840 SQ FT</td> <td>03/2024</td> <td>12/2024</td> <td>176,775</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 227X	NEW SFR 1840 SQ FT	03/2024	12/2024	176,775
Number	Description	Opened	Closed	Amount															
R24 227X	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										
H	Homestead	Yes	1,000	1,000	/	D.R. HORTON-TEXAS LTD	01/06/2025	315,500	15										
					/	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	2026		Land Value	60,405	60,405	11%	6,645	Assessed	18,405 1,802.95										
Year Frozen			Improvements	106,913	106,913		11,760	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	167,318	167,318		18,405	Total Taxable	17,405 1,705.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105867	LYONS, JEFFREY WILLIAM &			40	127,363	0	14,010	1,372.00										
2024	2024-660105867	D.R. HORTON-TEXAS LTD			40	75,000	0	3,300	317.00										
2023	2023-660105867	PREMIUM LAND LLC			40	28,570	0	3,143	295.00										
2022	2022-660105867	PREMIUM LAND LLC			40	28,571	0	3,143	308.00										



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Lot Data	- HAWK'S LANDING DEV DEF	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1792	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	2.1142	
Lot Value	60,405	

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	1,839 / 1,839
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,839
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	447 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	107.32	Total Misc Impr	+ 5,228
Roofing Adj	+ 4.78	Garage Cost	+ 18,381
Subfloor Adj	+ -2.28	Total RCN	= 260,307
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,206
Plumbing Adj	+ 6.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,101
Adj Base Cost	= 128.71	Lot Value	+ 60,405
Total Area	x 1,839	Indicated Value	= 315,506
Adjusted Cost	= 236,698	Value Per SqFt	171.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,101		
Lot Value	60,405		
Indicated Value	315,506	171.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,506	171.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161749	12x6		72	20.09		1,446
PATC	Patio - Covered	161751	23x9		207	18.27		3,782



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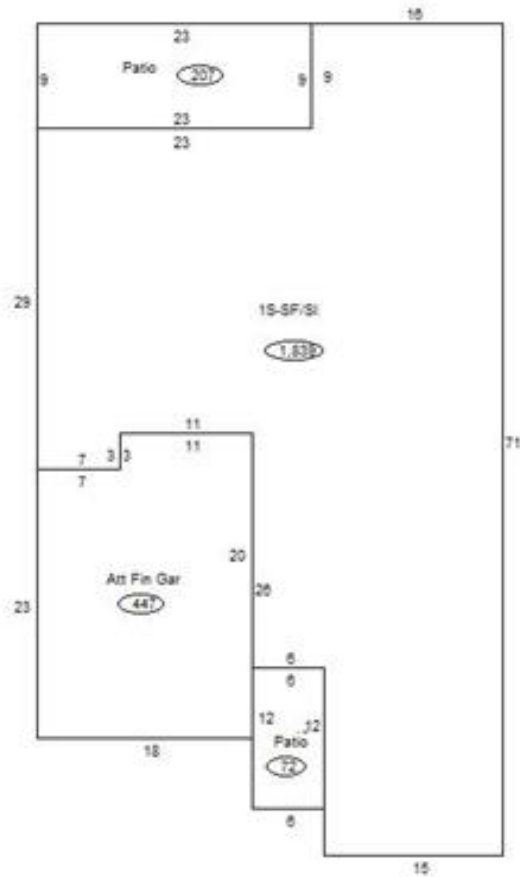
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Sketch Image

660105867



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,839	1.000	1,839
2	M	PATC		13	Patio	72	1.000	72
3	G	5		13	Att Fin Gar	447	1.000	447
4	M	PATC		13	Patio	207	1.000	207
Total Building Area						1,839		1,839