



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:37:02
 Page 1

Assessment Data					Primary Image														
Account 660105868 Parcel ID 000000-0003-013-0-000-00 Cadastral ID 34-21-14-00980 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345490 WILLIAMS, MELODYE 7411 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07411 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105868 08/20/24</p> <p>660105868_001.JPG 8/28/2024</p>														
Legal Description Lat/Long: 36.26167738 -95.80135128																			
LOT 13 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 266X</td> <td>NEW SFR 1536 SQ FT</td> <td>03/2024</td> <td>08/2024</td> <td>145,875</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 266X	NEW SFR 1536 SQ FT	03/2024	08/2024	145,875
Number	Description	Opened	Closed	Amount															
R24 266X	NEW SFR 1536 SQ FT	03/2024	08/2024	145,875															
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	09/24/2024	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	82,676	82,676	11%	Assessed	33,788	3,309.87										
Year Frozen			Improvements	224,493	224,493		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-98.00										
TIF Project ID	0		Total Value	307,169	307,169		Total Taxable	32,788	3,212.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105868	WILLIAMS, MELODYE			40	300,000	1000	32,000	3,135.00										
2024	2024-660105868	D.R. HORTON-TEXAS LTD			40	75,000	0	3,300	317.00										
2023	2023-660105868	PREMIUM LAND LLC			40	28,570	0	3,143	295.00										
2022	2022-660105868	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	0.2157		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,398.00 x 5.30 = 49,809		
Factor Value			
Adjustments	1.6599		
Lot Value	82,676		



660105868_001.JPG 8/28/2024

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	1,549 / 1,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,549
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	224,493		
Lot Value	82,676		
Indicated Value	307,169	198.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	307,169	198.30	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.96	Total Misc Impr	+ 3,868
Roofing Adj	+ 4.94	Garage Cost	+ 18,168
Subfloor Adj	+ -2.31	Total RCN	= 229,075
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 4,582
Plumbing Adj	+ 7.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 224,493
Adj Base Cost	= 133.66	Lot Value	+ 82,676
Total Area	x 1,549	Indicated Value	= 307,169
Adjusted Cost	= 207,039	Value Per SqFt	198.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160869	8x6		48	26.78		1,285
PATC	Patio - Covered	160873	12x11		132	19.57		2,583



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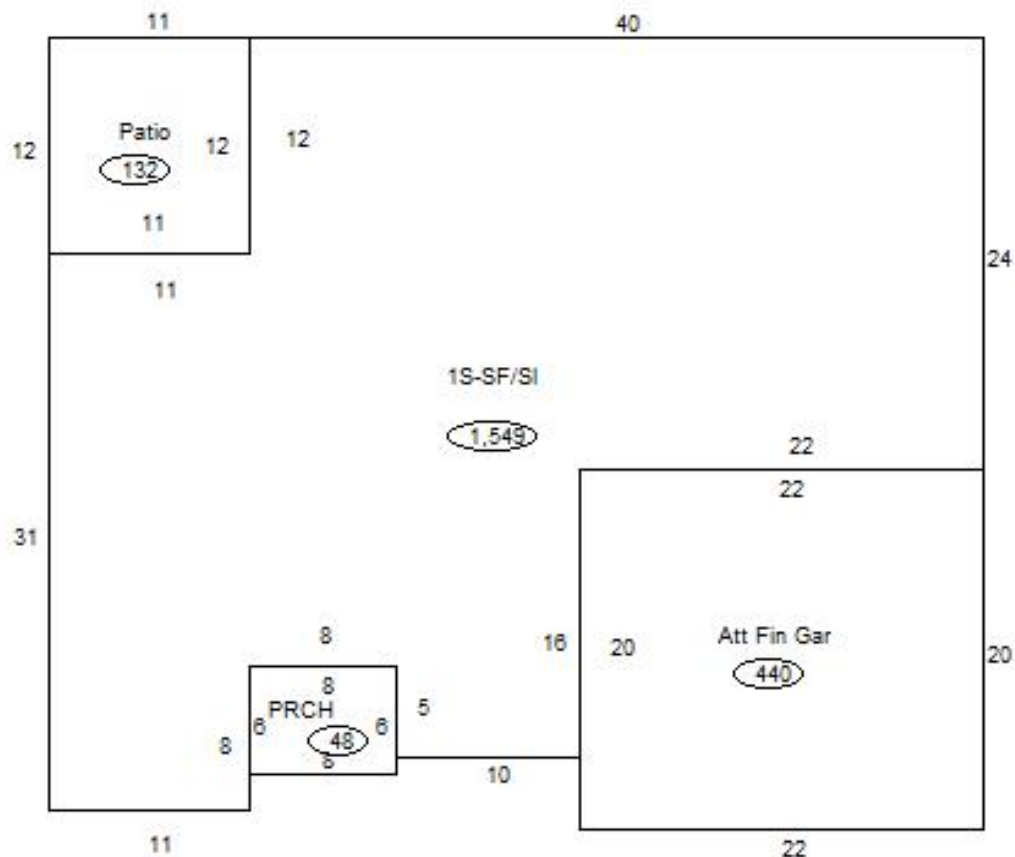
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,549	1.000	1,549
2	M	PRCH		13	PRCH	48	1.000	48
3	G	5		13	Att Fin Gar	440	1.000	440
4	M	PATC		13	Patio	132	1.000	132
Total Building Area						1,549		1,549