



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:37:06
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Assessment Data				Primary Image															
Account 660105870 Parcel ID 000000-0003-015-0-000-00 Cadastral ID 34-21-14-01000 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345043 BOYDS5 MANAGEMENT LLC 9506 N 139TH E CT OWASSO OK 74055-0000 Parcel Location Situs 07407 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0015 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>660105870_001.JPG 8/28/2024</p>															
Legal Description Lat/Long: 36.26128308 -95.80123770										Building Permits									
LOT 15 BLOCK 3 HAWK'S LANDING				<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 230X</td> <td>NEW SFR 1620 SQ FT</td> <td>03/2024</td> <td>08/2024</td> <td>152,850</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R24 230X	NEW SFR 1620 SQ FT	03/2024	08/2024	152,850
Number	Description	Opened	Closed	Amount															
R24 230X	NEW SFR 1620 SQ FT	03/2024	08/2024	152,850															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	D.R. HORTON-TEXAS LTD	08/07/2024	311,500	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	88,649	88,649	11%	Assessed	35,073	3,435.75										
Year Frozen			Improvements	230,204	230,204		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	318,853	318,853	35,073	Total Taxable	35,073	3,436.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105870	BOYDS5 MANAGEMENT LLC			40	311,500	0	34,265	3,357.00										
2024	2024-660105870	BOYDS5 MANAGEMENT LLC			40	75,000	0	3,300	317.00										
2023	2023-660105870	PREMIUM LAND LLC			40	28,570	0	3,143	295.00										
2022	2022-660105870	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	0.2147		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,352.00 x 5.30 = 49,566		
Factor Value			
Adjustments	1.7885		
Lot Value	88,649		



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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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	230,204		
Lot Value	88,649		
Indicated Value	318,853	196.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	318,853	196.10	Total Value Per SqFt

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	+	88,649
Total Area	x 1,626	Indicated Value	=	318,853
Adjusted Cost	= 215,071	Value Per SqFt		196.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	160875	17x6		102	20.06		2,046
PRCH	Porch	160877	12x8		96	26.63		2,556



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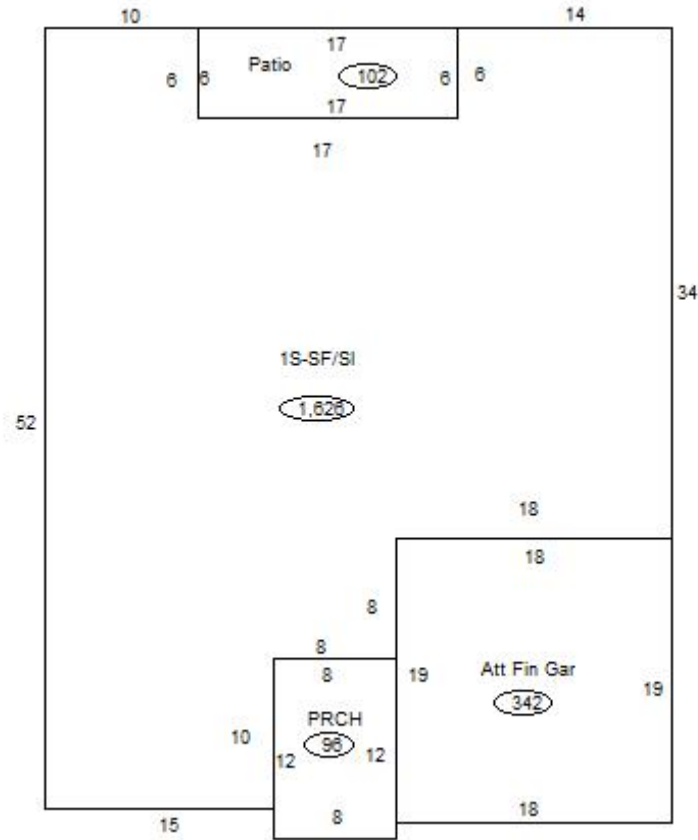
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Sketch Image

660105870



Sketch Vector Information

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