



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	660105871									
Parcel ID	000000-0003-016-0-000-00									
Cadastral ID	34-21-14-01010									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	346097									
SIMPKINS, RITA										
7405 N 155TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	07405 N 155TH E AVE									
Subdivision	HAWK'S LANDING									
Lot/Block	0016 / 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: 36.26109761 -95.80123413				660105871_001.JPG 8/28/2024						
LOT 16 BLOCK 3 HAWK'S LANDING				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R24 228X	NEW SFR 1840 SQ FT	03/2024	08/2024	176,775		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	D.R. HORTON-TEXAS LTD	12/11/2024	319,500	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	2025		Land Value	71,932	71,932	11%	7,913	Assessed	36,048	3,531.26
Year Frozen			Improvements	255,769	255,769		28,135	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	327,701	327,701		36,048	Total Taxable	36,048	3,531.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105871	SIMPKINS, RITA			40	319,500	0	35,145	3,443.00	
2024	2024-660105871	D.R. HORTON-TEXAS LTD			40	75,000	0	3,300	317.00	
2023	2023-660105871	PREMIUM LAND LLC			40	28,570	0	3,143	295.00	
2022	2022-660105871	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	0.1899		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,273.00 x 5.30 = 43,847		
Factor Value			
Adjustments	1.6405		
Lot Value	71,932		



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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	1,838 / 1,838
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,838
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	464 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	107.34	Total Misc Impr	+	5,531
Roofing Adj	+ 4.78	Garage Cost	+	18,871
Subfloor Adj	+ -2.29	Total RCN	=	260,989
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	5,220
Plumbing Adj	+ 6.25	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	255,769
Adj Base Cost	= 128.72	Lot Value	+	71,932
Total Area	x 1,838	Indicated Value	=	327,701
Adjusted Cost	= 236,587	Value Per SqFt		178.29

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	255,769		
Lot Value	71,932		
Indicated Value	327,701	178.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	327,701	178.29	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160892	13x5		65	26.73		1,737
PATC	Patio - Covered	160893	26x8		208	18.24		3,794



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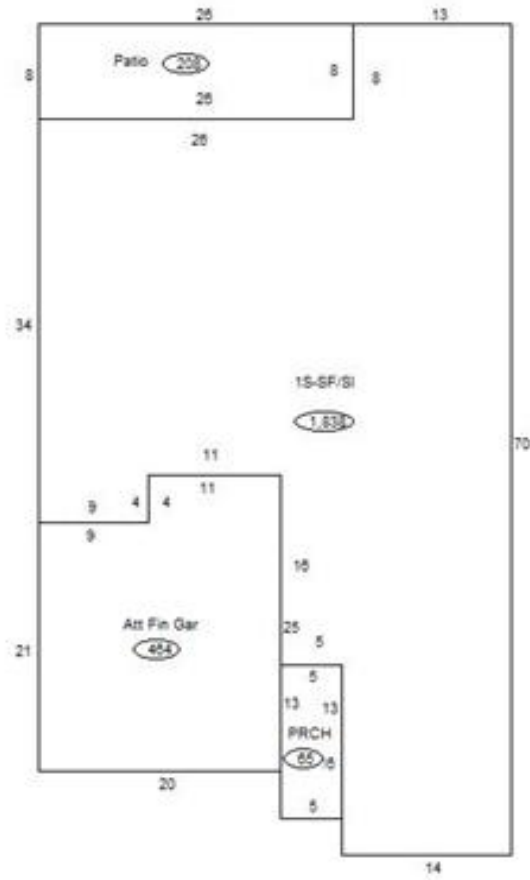
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Sketch Image

660105871



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,838	1.000	1,838
2	G	5		13	Att Fin Gar	464	1.000	464
3	M	PRCH		13	PRCH	65	1.000	65
4	M	PATC		13	Patio	208	1.000	208
Total Building Area						1,838		1,838