



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660001409								
Parcel ID	000000-00-0-00366-002-0011								
Cadastral ID	02-21-14-02470								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	274914								
HANSLOVAN, JOHN T									
PO BOX 73 OWASSO OK 74055-0000									
Parcel Location									
Situs	17535 E 119TH ST N								
Subdivision	HENRI-EDDA								
Lot/Block	0011 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 21 / 14 / 5								
Neighborhood	1082 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32691792 -95.77801427									
Building Permits									
LOT 11 BLOCK 2 HENRI-EDDA									
Number	Description	Opened	Closed	Amount					
R2016 04 18	R17-NEW 1500 SQ FT DETACH GARAC	05/2016	09/2016	20,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1240/240	STAINS, AUBREY LEROY	08/25/1986	25,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2001	Land Value	116,556	29,077	11%	3,198	Assessed	17,984	
Year Frozen	0	Improvements	182,204	134,413		14,786	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	298,760	163,490		17,984	Total Taxable	16,984	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001409	HANSLOVAN, JOHN T	7	281,254	1000	16,460	1,797.00		
2024	2024-660001409	HANSLOVAN, JOHN T	7	276,711	1000	15,952	1,775.00		
2023	2023-660001409	HANSLOVAN, JOHN T	7	191,654	1000	15,458	1,684.00		
2022	2022-660001409	HANSLOVAN, JOHN T	7	192,425	1000	14,979	1,695.00		
2021	2021-660001409	HANSLOVAN, JOHN T	7	189,816	1000	14,513	1,626.00		
2020	2020-660001409	HANSLOVAN, JOHN T	7	188,434	1000	14,062	1,573.00		
2019	2019-660001409	HANSLOVAN, JOHN T	7	179,183	1000	13,623	1,526.00		
2018	2018-660001409	HANSLOVAN, JOHN T	7	187,450	1000	13,197	1,431.00		
2017	2017-660001409	HANSLOVAN, JOHN T	7	185,240	1000	12,783	1,399.00		
2016	2016-660001409	HANSLOVAN, JOHN T	7	158,814	1000	9,990	1,098.00		
2015	2015-660001409	HANSLOVAN, JOHN T	7	154,079	1000	9,670	1,069.00		
2014	2014-660001409	HANSLOVAN, JOHN T	7	141,697	1000	9,360	1,044.00		
2013	2013-660001409	HANSLOVAN, JOHN T	7	135,386	1000	9,058	993.00		



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Lot Data		Square-Foot - NBHD 1082 #1		Primary Image				
Lot Size						\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG_007I 5/13/2022		
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.2575							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							0
								0
Method	Square-Foot							
Base Lot Value	98,338.00 x 1.19 = 116,556							
Factor Value								
Adjustments	1.0000							
Lot Value	116,556							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type	1 Single Family Residence			GRM Code				
Condition	3 - Average			Gross Rent	0.00			
Quality	3 - Average			Indicated Value				
<b>Architecture</b>				<b>Multiple Regression</b>				
Style	100% One Story			MRA Code	1 Test			
Exterior Wall	100% Veneer, Masonry			Adusted R	0.8445			
Base/Total Area	1,577 / 1,577			Indicated Value	217,849	138.14 Per SqFt		
Style	100% One Story			<b>Direct Comparables</b>				
HVAC	100% Warmed & Cooled Air			Selection Model	A Adam Test			
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential			
Area on Slab	1,577			Comparables	6			
Fixture/RghIn	11 /			Indicated Value	235,560	Per SqFt		
Bed/F/H Bath	3 / 2.0 /			<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type	364 Attached Garage - Unfinished			Improvements	138,762			
Remodel				Lot Value	116,556			
Year/Eff Age	1979 / 35			Indicated Value	255,318	161.90 Per SqFt		
<b>Cost Approach</b>				<b>Value Reconciliation</b>				
<b>Manual : 01/2025</b>								
Base Cost	110.33	Total Misc Impr	+ 17,400	Site Improvements	43,442			
Roofing Adj	+ 4.82	Garage Cost	+ 12,642	Total Value	298,760	189.45 Total Value Per SqFt		
Subfloor Adj	+ -2.31	Total RCN	= 243,442					
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 104,680					
Plumbing Adj	+ 9.84	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 138,762					
Adj Base Cost	= 135.32	Lot Value	+ 116,556					
Total Area	x 1,577	Indicated Value	= 255,318					
Adjusted Cost	= 213,400	Value Per SqFt	161.90					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3870		64	64	26.73		1,711
PRCH	SLAB PORCH - COVERED	121625	28x14		392	25.70		10,074



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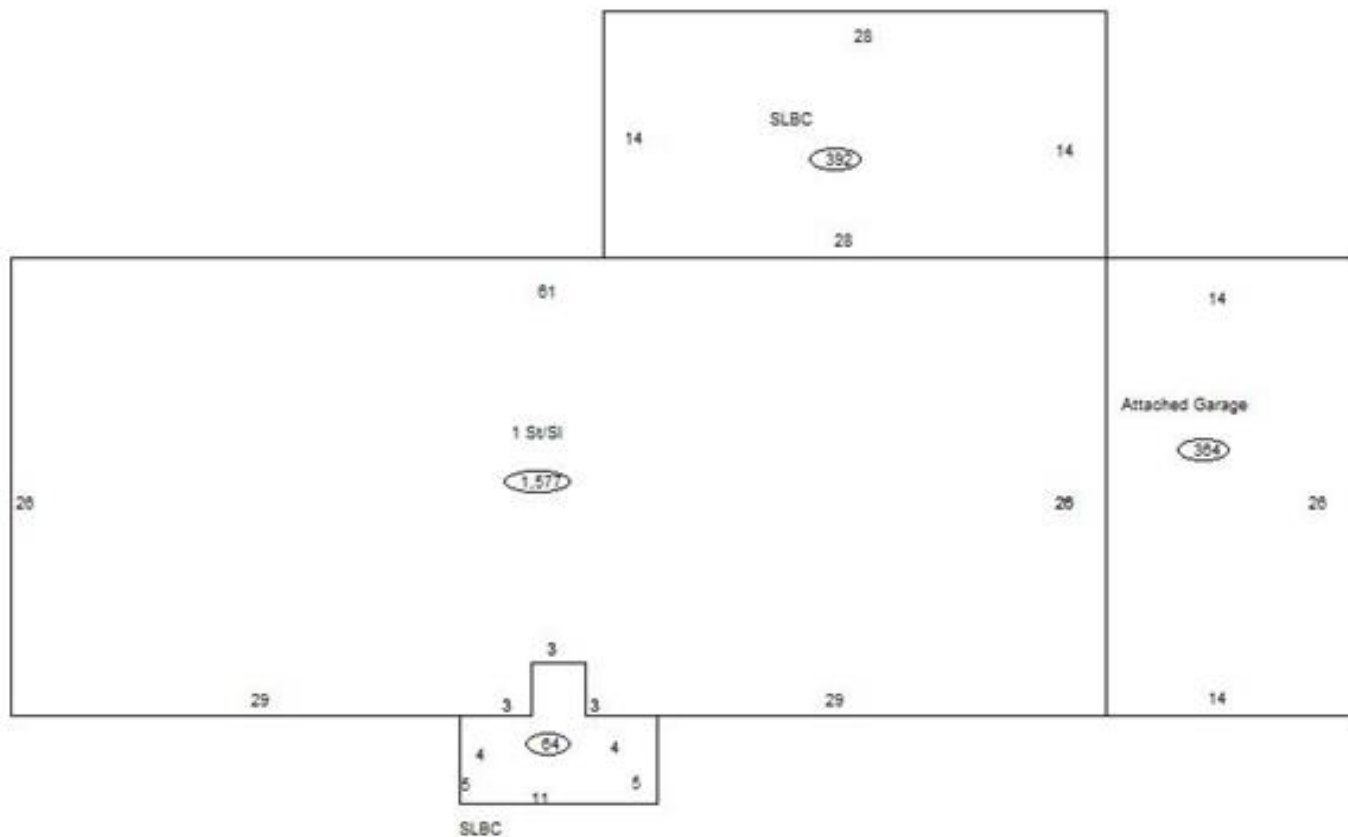
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,577	1.000	1,577
2	G	1		10	Attached Garage	364	1.000	364
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PRCH		10	SLBC	392	1.000	392
<b>Total Building Area</b>						<b>1,577</b>		<b>1,577</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x0			1,500
	Qual	Cond	Year	2016	Eff Age	
	<b>Valuation Summary</b> Base Cost (31.48 x 1,500) 47,220		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (8% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>