



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:07:14
Page 1

Assessment Data					Primary Image														
Account 660002429 Parcel ID 000000-00-0-10285-001-0035 Cadastral ID 03-21-16-04950 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326534 HENSON, DUSTIN SHAWN & TIA LYNETTE 1402 NE OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01402 OAK RIDGE DR Subdivision OAK RIDGE ESTATES I Lot/Block 0035 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_003! 3/28/2023</p>														
Legal Description Lat/Long: 36.32225799 -95.59102169																			
LOT 35 BLOCK 1 OAK RIDGE ESTATES I					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	ROBERTS, LORRI J	12/21/2018	273,000	YES										
					2537/911	ROBERTS, NEIL A &	03/23/2016	0	4										
					985/105	RENAISSANCE PROPERTIES,-INC	03/17/1995	199,500	Yes										
					961/389	ROBERTS, NEIL A &	06/29/1994	0	No										
					958/598	SAVAGE, SCOTT &	06/04/1994	26,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019	Land Value	76,631	61,621	11%	6,778	Assessed	40,970	3,786.86										
Year Frozen	0	Improvements	310,833	310,833		34,192	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	387,464	372,454		40,970	Total Taxable	40,970	3,787.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002429	HENSON, DUSTIN SHAWN &			17	380,217	0	39,019	3,607.00										
2024	2024-660002429	HENSON, DUSTIN SHAWN &			17	390,367	0	37,161	3,434.00										
2023	2023-660002429	HENSON, DUSTIN SHAWN &			17	321,741	0	35,392	3,242.00										
2022	2022-660002429	HENSON, DUSTIN SHAWN &			17	325,871	0	33,747	3,124.00										
2021	2021-660002429	HENSON, DUSTIN SHAWN &			17	292,183	0	32,140	2,838.00										
2020	2020-660002429	HENSON, DUSTIN SHAWN &			17	287,392	0	31,613	2,895.00										
2019	2019-660002429	HENSON, DUSTIN SHAWN &			17	275,743	0	30,332	2,809.00										
2018	2018-660002429	ROBERTS, LORRI J			17	298,740	1000	31,150	2,878.00										
2017	2017-660002429	ROBERTS, LORRI J			17	296,125	1000	30,213	2,775.00										
2016	2016-660002429	ROBERTS, LORRI J			17	288,324	1000	29,304	2,750.00										
2015	2015-660002429	ROBERTS, NEIL A &			17	280,205	1000	28,422	2,563.00										
2014	2014-660002429	ROBERTS, NEIL A &			17	284,708	1000	27,565	2,556.00										
2013	2013-660002429	ROBERTS, NEIL A &			17	267,464	1000	26,733	2,446.00										



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 Time 04:07:14
 Page 2

Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9773		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	42,573.00 x 1.80 = 76,631		
Factor Value			
Adjustments	1.0000		
Lot Value	76,631		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,442 / 3,676
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,442
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	851 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	389,035	105.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	441,230		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.74	Total Misc Impr	+ 15,419
Roofing Adj	+ 3.01	Garage Cost	+ 25,351
Subfloor Adj	+ -1.45	Total RCN	= 431,713
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 120,880
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 310,833
Adj Base Cost	= 106.35	Lot Value	+ 76,631
Total Area	x 3,676	Indicated Value	= 387,464
Adjusted Cost	= 390,943	Value Per SqFt	105.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,833		
Lot Value	76,631		
Indicated Value	387,464	105.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	387,464	105.40	Total Value Per SqFt

Miscellaneous Improvements								
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	6575	33x7		231	26.20		6,052
PRCH	SLAB PORCH - COVERED	6576	16x4		64	26.73		1,711
PATO	SLAB PORCH - OPEN	6577	16x12		192	10.63		2,041



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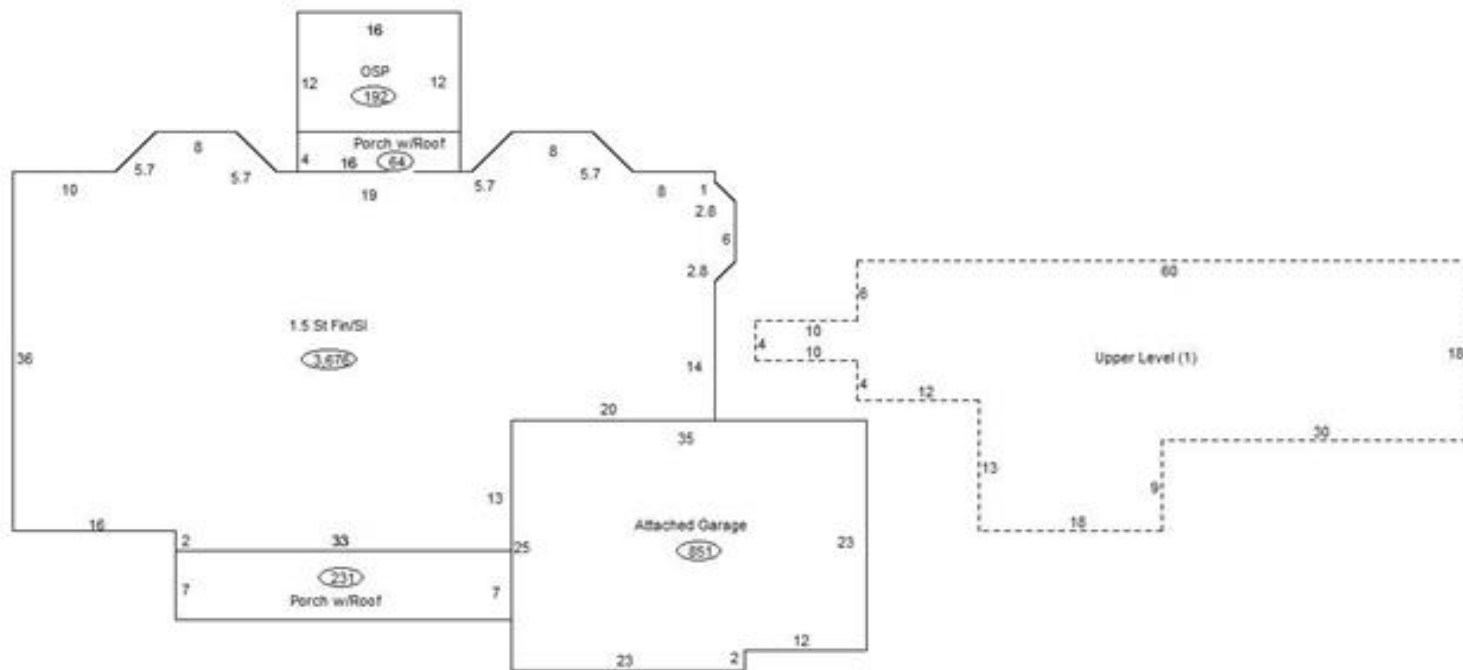
Date 04/17/2026

Time 04:07:14

Page 3

Sketch Image

660002429



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,442	1.505	3,676
2	G	1		13	Attached Garage	851	1.000	851
3	M	PRCH		13	SLBC	231	1.000	231
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PATO		13	Open Slab	192	1.000	192
6	U	^UL		13	Upper Level (1)	1,234	1.000	1,234
Total Building Area						2,442		3,676