



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	660004459				<p>660004459 07/17/25</p> <p>660004459_003.JPG 8/11/2025</p>									
Parcel ID	000000-00-0-00525-002-0021													
Cadastral ID	05-21-17-01970													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	93 - JUSTUS/TRI-DISTRICT FIRE													
Name ID	68904													
HENSON, DANIEL L & JUDY L														
19252 COTTRELL DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	19252 S COTTRELL DR													
Subdivision	MOUNTAIN MEADOWS													
Lot/Block	0021 / 0002	Parcel Size .5 - Lots												
Sec/Twn/Rng	5 / 21 / 17 / 5													
Neighborhood	1070 - R-V03-SE JUSTUS-SEQUOYAH													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.33080096 -95.51777366														
S2 LOT 21 BLOCK 2 MOUNTAIN MEADOWS														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1134/224	MATHEWS, BRUCE &	09/25/1998	106,500	No					
					1000/811	STIMSON, TERRANCE J &	08/25/1995	11,000	Yes					
					858/699			30,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	93.050	Current Tax						
Remove Cap	1999	Land Value	111,319	54,279	11%	5,971	Assessed	14,999	1,395.66					
Year Frozen	2019	Improvements	168,323	82,073		9,028	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	279,642	136,352		14,999	Total Taxable	13,999	1,313.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660004459	HENSON, DANIEL L & JUDY L			93	278,004	1000	13,999	1,313.00					
2024	2024-660004459	HENSON, DANIEL L & JUDY L			93	330,533	1000	13,998	1,408.00					
2023	2023-660004459	HENSON, DANIEL L & JUDY L			93	182,071	1000	13,999	1,406.00					
2022	2022-660004459	HENSON, DANIEL L & JUDY L			93	182,088	1000	13,999	1,404.00					
2021	2021-660004459	HENSON, DANIEL L & JUDY L			93	172,599	1000	13,999	1,428.00					
2020	2020-660004459	HENSON, DANIEL L & JUDY L			93	171,337	1000	13,999	1,380.00					
2019	2019-660004459	HENSON, DANIEL L & JUDY L			93	162,293	1000	13,999	1,407.00					
2018	2018-660004459	HENSON, DANIEL L & JUDY L			93	167,393	1000	13,562	1,365.00					
2017	2017-660004459	HENSON, DANIEL L & JUDY L			93	166,090	1000	13,137	1,255.00					
2016	2016-660004459	HENSON, DANIEL L & JUDY L			93	161,720	1000	12,726	1,264.00					
2015	2015-660004459	HENSON, DANIEL L & JUDY L			93	156,457	1000	12,327	1,215.00					
2014	2014-660004459	HENSON, DANIEL L & JUDY L			93	159,350	1000	11,939	1,154.00					
2013	2013-660004459	HENSON, DANIEL L & JUDY L			93	145,049	1000	11,561	1,133.00					



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Lot Data		Square-Foot - NBHD 1070 #1	
Lot Size			
Lot Count			
Units Buildable	5500		
Non-Ag Acres	6.5553		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	285,549.00 x .39 = 111,319		
Factor Value			
Adjustments	1.0000		
Lot Value	111,319		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,726 / 1,726
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,726
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	203,352	117.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	189,820		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.16	Total Misc Impr	+	1,246	
Roofing Adj	+ 4.30	Garage Cost	+	14,784	
Subfloor Adj	+ -1.17	Total RCN	=	229,916	
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	68,975	
Plumbing Adj	+ 8.16	Lump Sums	+	2,604	
Basement Adj	+ 0.00	RCNLD	=	163,545	
Adj Base Cost	= 123.92	Lot Value	+	111,319	
Total Area	x 1,726	Indicated Value	=	274,864	
Adjusted Cost	= 213,886	Value Per SqFt		159.25	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,545		
Lot Value	111,319		
Indicated Value	274,864	159.25	Per SqFt
Agland Value			
Site Improvements	4,778		
Total Value	279,642	162.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11568	6x5		30	24.17		725
WODO	WOOD DECK - OPEN	11569	18x12		216	20.09	40%	2,604
PATO	SLAB PORCH - OPEN	149339	8x6		48	10.86		521



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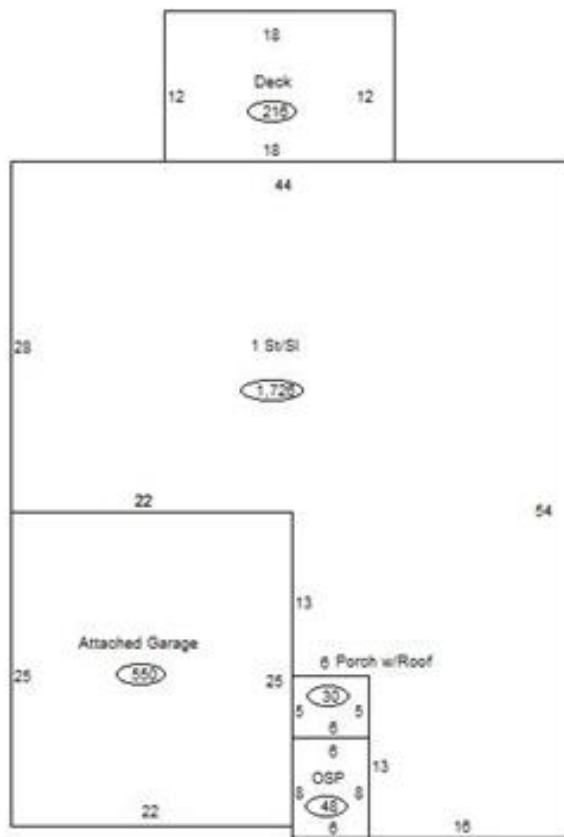
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Sketch Image

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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	1 St/Sl	1,726	1.000	1,726
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	30	1.000	30
4	M	WODO		13	WODO	216	1.000	216
5	M	PATO		13	Open Slab	48	1.000	48
Total Building Area						1,726		1,726



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPS	CARPORT SLAB	24x34x0			816
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (7.32 x 816)	5,973		5,973	1,195	4,778
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					