



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	660012952				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-17\IMG_001 11/17/2022</p>									
Parcel ID	22N16E-12-1-00000-000-0000													
Cadastral ID	12-22-16-01600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	289750													
HENSLEY, JAMES R														
14501 S HWY 66 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	14501 S HWY 66													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	12 / 22 / 16 / 1													
Neighborhood	6040 - UNPLATTED													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.40227144 -95.54353853														
THAT PT SE SE NE LYING S & E OF ELY R/W HWY 66														
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										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1705/544	CHASE MANHATTAN MORTGAGE--CO	08/18/2005	58,000	YES										
1616/598	COFFIN, ROBERT CHARLES JR--&	08/27/2004	0	10										
1382/450	COE, CHRISTY A	05/31/2002	59,000	YES										
921/109	GARRETT, LINDA J	07/02/1993	53,500	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	2006	Land Value	41,966	29,218	11%	3,214	Assessed	7,052 716.91						
Year Frozen	2019	Improvements	50,116	34,892		3,838	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00						
TIF Project ID	0	Total Value	92,082	64,110		7,052	Total Taxable	6,052 628.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012952	HENSLEY, JAMES R	70	90,064	1000	6,052	629.00							
2024	2024-660012952	HENSLEY, JAMES R	70	103,963	1000	6,053	644.00							
2023	2023-660012952	HENSLEY, JAMES R	70	80,715	1000	6,052	644.00							
2022	2022-660012952	HENSLEY, JAMES R	70	81,740	1000	6,052	647.00							
2021	2021-660012952	HENSLEY, JAMES R	70	69,516	1000	6,052	631.00							
2020	2020-660012952	HENSLEY, JAMES R	70	70,757	1000	6,052	657.00							
2019	2019-660012952	HENSLEY, JAMES R	70	64,110	1000	6,052	660.00							
2018	2018-660012952	HENSLEY, JAMES R	70	68,298	1000	6,513	696.00							
2017	2017-660012952	HENSLEY, JAMES R	70	67,886	1000	6,432	689.00							
2016	2016-660012952	HENSLEY, JAMES R	70	65,595	1000	6,216	690.00							
2015	2015-660012952	HENSLEY, JAMES R	70	70,407	1000	6,130	674.00							
2014	2014-660012952	HENSLEY, JAMES R	70	72,618	1000	5,923	642.00							
2013	2013-660012952	HENSLEY, JAMES R	70	72,698	1000	5,721	607.00							



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Lot Data		Square-Foot - NBHD 6040 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.567		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	111,819.00 x .38 = 41,966		
Factor Value			
Adjustments	1.0000		
Lot Value	41,966		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,322 / 1,322
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	75,061	56.78	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	91.16	Total Misc Impr	+ 24,386
Roofing Adj	+ 4.08	Garage Cost	+
Subfloor Adj	+ 2.34	Total RCN	= 176,376
Heat/Cool Adj	+ 10.30	Depreciation (72%)	- 126,991
Plumbing Adj	+ 7.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 49,385
Adj Base Cost	= 114.97	Lot Value	+ 41,966
Total Area	x 1,322	Indicated Value	= 91,351
Adjusted Cost	= 151,990	Value Per SqFt	69.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,385		
Lot Value	41,966		
Indicated Value	91,351	69.10	Per SqFt
Agland Value			
Site Improvements	731		
Total Value	92,082	69.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31062	10x6		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	31063	21x12		252	20.50		5,166
EPSW	ENCLOSED PORCH - SOLID WALL	31064	12x8		96	55.19		5,298
EPSW	ENCLOSED PORCH - SOLID WALL	31065	15x6		90	55.24		4,972
EPSW	ENCLOSED PORCH - SOLID WALL	31066	15x6		90	55.24		4,972
PATO	SLAB PORCH - OPEN	140994	29x12		348	7.79		2,711

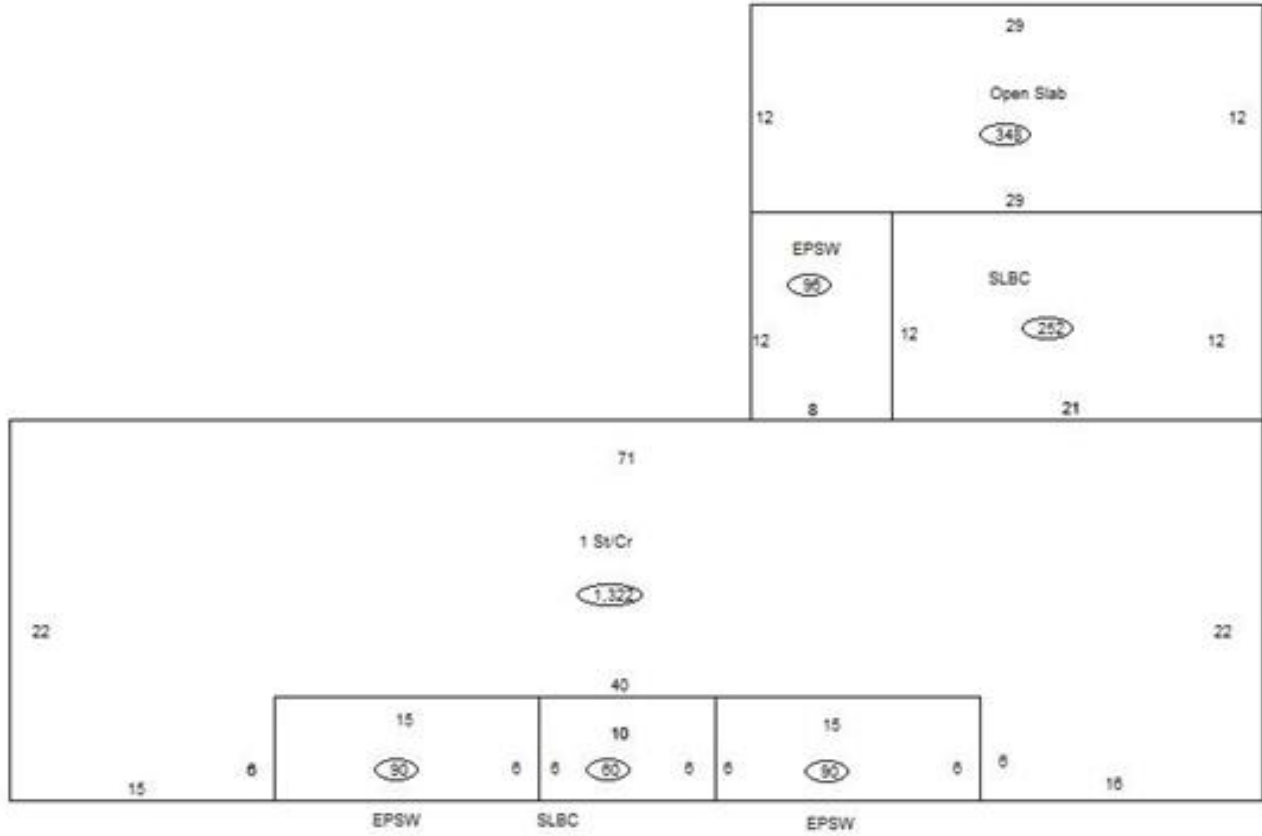


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,322	1.000	1,322
2	M	PRCH		10	SLBC	60	1.000	60
3	M	PRCH		10	SLBC	252	1.000	252
4	M	EPSW		10	EPSW	96	1.000	96
5	M	EPSW		10	EPSW	90	1.000	90
6	M	EPSW		10	EPSW	90	1.000	90
7	M	PATO		10	Open Slab	348	1.000	348
Total Building Area						1,322		1,322



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	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)					
	CP	Carport Dirt	12x29x0			348
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 348)		1,218		1,218	487
						731