



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:06:53
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Assessment Data					Primary Image																																																																																																																				
Account 660019129 Parcel ID 000000-00-0-00573-003-00115202 Cadastral ID 22-21-14-01970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 300716 HENSLEY, KAY 9225 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09225 N 154TH E AVE Subdivision PARADISE VALLEY Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28910323 -95.80171020																																																																																																																									
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Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.3385		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	58,304.00 x 1.49 = 87,020		
Factor Value			
Adjustments	1.0000		
Lot Value	87,020		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

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	1,624 / 1,624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,624
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	165,498	101.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	243,700 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.19	Total Misc Impr	+	7,625	
Roofing Adj	+ 4.45	Garage Cost	+	12,931	
Subfloor Adj	+ -1.15	Total RCN	=	229,451	
Heat/Cool Adj	+ 11.47	Depreciation (68%)	-	156,027	
Plumbing Adj	+ 8.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	73,424	
Adj Base Cost	= 128.63	Lot Value	+	87,020	
Total Area	x 1,624	Indicated Value	=	160,444	
Adjusted Cost	= 208,895	Value Per SqFt		98.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,424		
Lot Value	87,020		
Indicated Value	160,444	98.80	Per SqFt
Agland Value			
Site Improvements	657		
Total Value	161,101	99.20	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46202	9x5		45	24.13		1,086
PATO	SLAB PORCH - OPEN	46203	137		137	10.53		1,443



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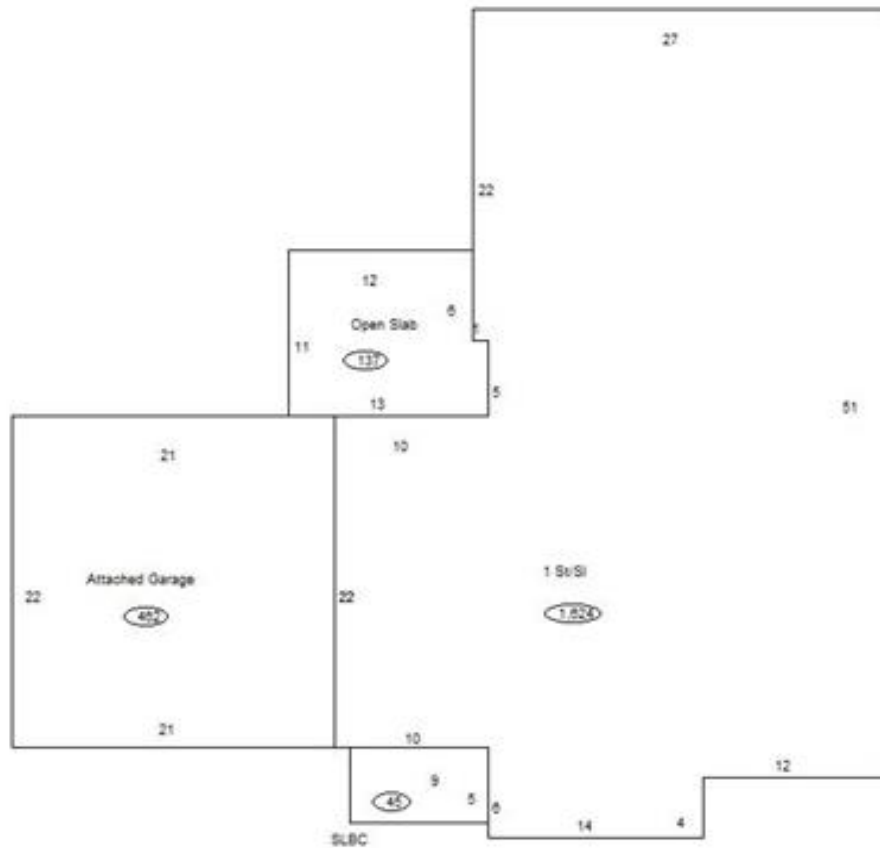
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Sketch Image

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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	1,624	1.000	1,624
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PATO		10	Open Slab	137	1.000	137
Total Building Area						1,624		1,624



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			420	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (90% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 420)		1,966		1,966	1,769	197
	LF	LOAFING SHED	12x12x0			144	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 144)		613		613	153	460