



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	660020265								
Parcel ID	20N14E-24-4-00000-000-0000								
Cadastral ID	24-20-14-01600								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	330709								
HENSLEY, MICHELLE LYNN & BRIAN P									
25155 S OAK ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	18950 CEDAR LN								
Subdivision									
Lot/Block	/	Parcel Size	3.16 - Acres						
Sec/Twn/Rng	24 / 20 / 14 / 4								
Neighborhood	6100 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19429040 -95.76535586									
E 208.71' W2 NW SE SE									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 171562	R23 NEW DTCH ACC BLDG	09/2022	01/2023	125,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BRIDGEROCK LLC	05/14/2020		6					
/	BRIDGEROCK LLC	05/13/2020		4					
/	THURMAN, JOHN F & MARY E	10/07/2019	173,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2020	Land Value	66,870	66,870	11%	7,356	Assessed	20,375 2,173.20	
Year Frozen	0	Improvements	118,356	118,356		13,019	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -106.00	
TIF Project ID	0	Total Value	185,226	185,226		20,375	Total Taxable	19,375 2,067.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660020265	HENSLEY, MICHELLE LYNN &	1	276,653	1000	26,497	2,826.00		
2024	2024-660020265	HENSLEY, MICHELLE LYNN &	1	286,508	1000	25,696	2,711.00		
2023	2023-660020265	HENSLEY, MICHELLE LYNN &	1	160,171	1000	13,563	1,392.00		
2022	2022-660020265	HENSLEY, MICHELLE LYNN &	1	160,177	1000	13,140	1,319.00		
2021	2021-660020265	HENSLEY, MICHELLE LYNN &	1	124,798	0	13,728	1,208.00		
2020	2020-660020265	HENSLEY, MICHELLE LYNN &	1	125,159	0	13,768	1,219.00		
2019	2019-660020265	THURMAN, JOHN F & MARY E	1	71,573	1000	6,873	617.00		
2018	2018-660020265	THURMAN, JOHN F & MARY E	1	82,546	1000	6,782	605.00		
2017	2017-660020265	THURMAN, JOHN F & MARY E	1	103,702	1000	6,556	592.00		
2016	2016-660020265	THURMAN, JOHN F & MARY E	1	100,674	1000	6,336	564.00		
2015	2015-660020265	THURMAN, JOHN F & MARY E	1	99,771	1000	6,122	547.00		
2014	2014-660020265	THURMAN, JOHN F & MARY E	1	111,780	1000	5,915	535.00		
2013	2013-660020265	THURMAN, JOHN F & MARY E	1	105,514	1000	5,713	511.00		



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Lot Data		Acre - UNPLATTED (ACRES)		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	3.1802				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		1		
			0		
Method	Acre				
Base Lot Value	3.18 x 14,018.87 = 44,580				
Factor Value	22,290				
Adjustments	0.0000				
Lot Value	66,870				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,713 / 1,713
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,713
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	660 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,230	101.13	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	99.33	Total Misc Impr	+ 14,352
Roofing Adj	+ 3.95	Garage Cost	+ 18,275
Subfloor Adj	+ 0.00	Total RCN	= 235,480
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 122,450
Plumbing Adj	+ 4.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 113,030
Adj Base Cost	= 118.42	Lot Value	+ 66,870
Total Area	x 1,713	Indicated Value	= 179,900
Adjusted Cost	= 202,853	Value Per SqFt	105.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,030		
Lot Value	66,870		
Indicated Value	179,900	105.02	Per SqFt
Agland Value			
Site Improvements	5,326		
Total Value	185,226	108.13	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	4,576.55		4,577
PRCH	Porch	49447		7x5	35	21.18		741
PATO	Patio - Open	49448		393	393	7.69		3,022
PATC	Patio - Covered	173284		32x14	448	13.42		6,012



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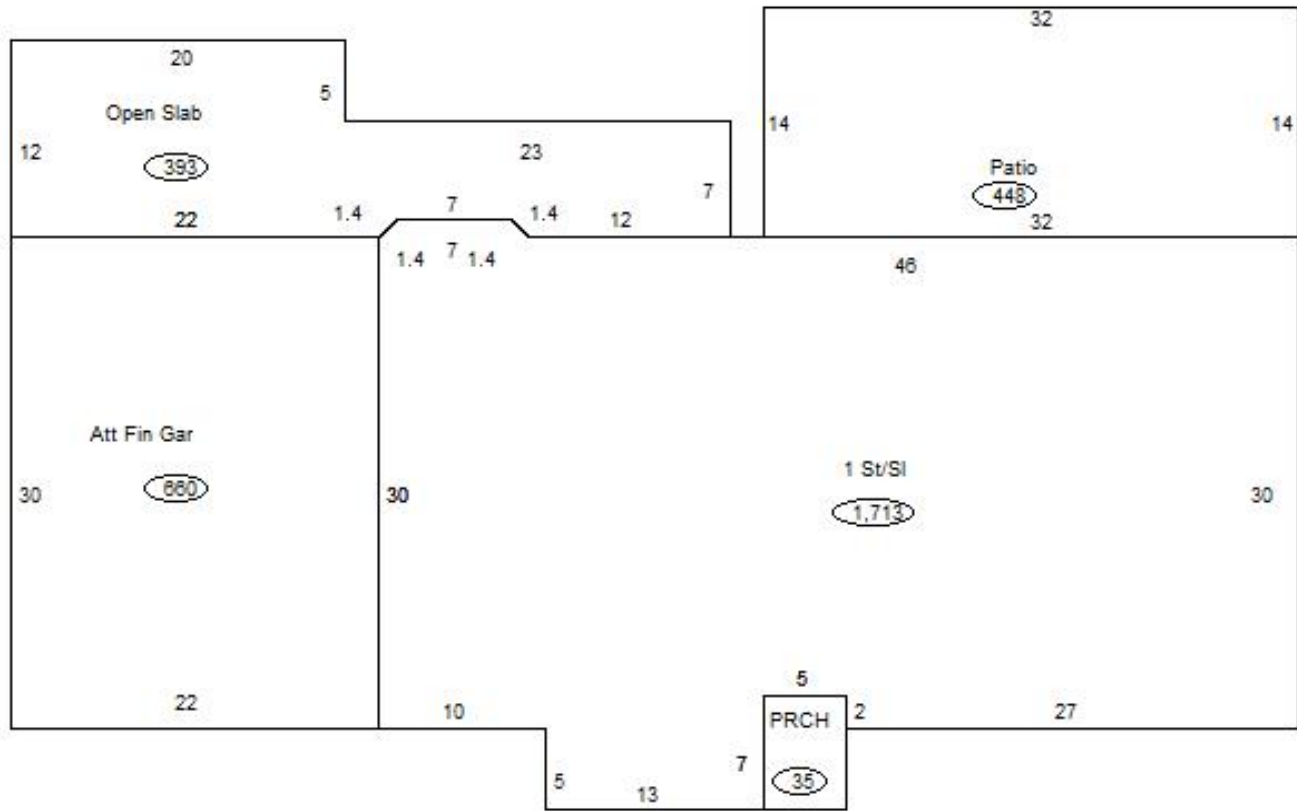
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Sketch Image

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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	1,713	1.000	1,713
2	G	5	Slab	13	Att Fin Gar	660	1.000	660
3	M	PRCH		13	PRCH	35	1.000	35
4	M	PATO		13	Open Slab	393	1.000	393
5	M	PATC		13	Patio	448	1.000	448
Total Building Area						1,713		1,713



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small - NCV	8x12x8	Plank	Formed Metal	96	
	Qual	2	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (23.44 x 96)		2,250		2,250	428	1,822
	WODO	Wood Deck - Open	32x14x0	Plank		448	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.97 x 448)		7,603		7,603	4,942	2,661
	LOAF	Loafing Shed INDOOR PATIO WOOD FLOOR	14x32x8	Dirt		448	
	Qual	2	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (6.27 x 448)		2,809		2,809	1,966	843