



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:44:15  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660022079 <b>Parcel ID</b> 000000-00-0-00426-005-0003 <b>Cadastral ID</b> 26-21-14-05000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 341500 HENSON, DOUG & SHARI LIVING TRUST  814 TIMBER HILL DR ATHENS TX 75751-0000  <b>Parcel Location</b> <b>Situs</b> 07608 N 175TH E AVE <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0003 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1056 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.26501318 -95.77994705 LOT 3 BLOCK 5 LA STRANGE ACRES 2ND AMD.																																																																																																																				
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4151		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	18,081.00 x 3.00 = 54,243		
Factor Value			
Adjustments	1.2389		
Lot Value	67,202		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	174,762	107.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	208,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.87	Total Misc Impr	+	12,017			
Roofing Adj	+ 3.90	Garage Cost	+	12,602			
Subfloor Adj	+ 0.00	Total RCN	=	219,719			
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	-	107,662			
Plumbing Adj	+ 7.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,057			
Adj Base Cost	= 119.84	Lot Value	+	67,202			
Total Area	x 1,628	Indicated Value	=	179,259			
Adjusted Cost	= 195,100	Value Per SqFt		110.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,057		
Lot Value	67,202		
Indicated Value	179,259	110.11	Per SqFt
Agland Value			
Site Improvements	22,522		
Total Value	201,781	123.94	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	SLAB PORCH - COVERED	53807	24x10		240	20.54		4,930
PRCH	SLAB PORCH - COVERED	53808	12x10		120	20.92		2,510



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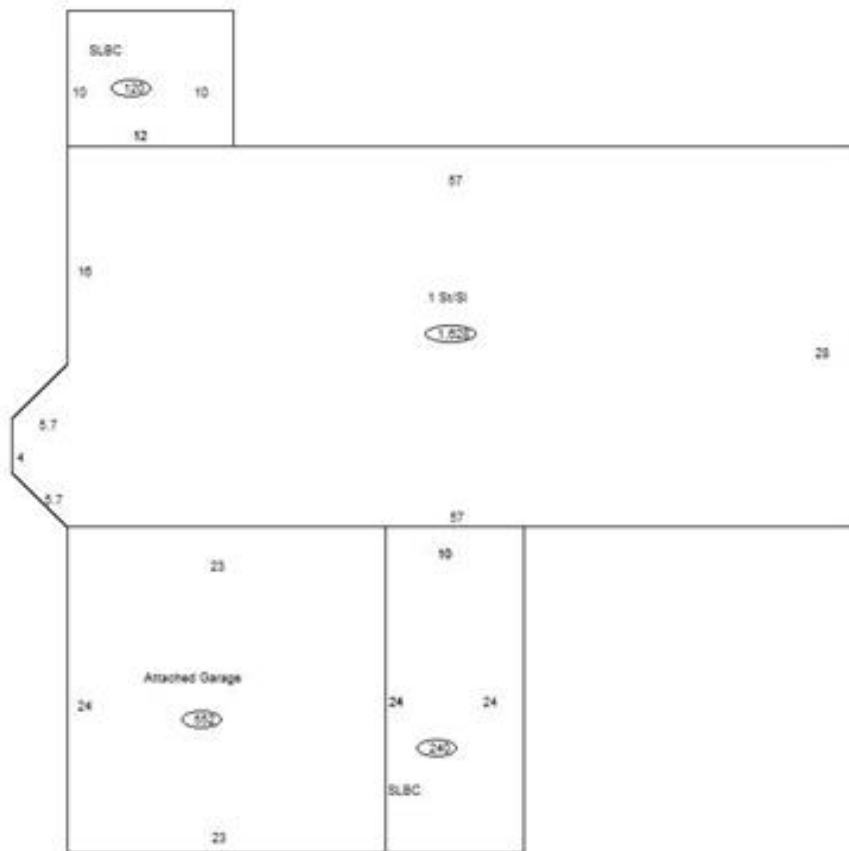
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Sketch Image

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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	1,628	1.000	1,628
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PRCH		10	SLBC	120	1.000	120
<b>Total Building Area</b>						<b>1,628</b>		<b>1,628</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x0			720
	Qual	2	Cond 3	Year	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (31.28 x 720)		22,522		22,522	22,522
	STF	STG FAIR	12x12x0			144
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	Base Cost (4.68 x 144)		674		674	674
	CPDT	CARPORT - DETACHED	12x36x0			432
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	Base Cost (10.84 x 432)		4,683		4,683	4,683