



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:56:26
 Page 1

Assessment Data					Primary Image								
Account	660025489				<p>660025489_002.JPG 12/9/2025</p>								
Parcel ID	20N15E-30-4-00000-000-0000												
Cadastral ID	30-20-15-04700												
Property Type	REAL - Real Property												
Property Class	UC	VI Area	3										
Tax Area	1 - CATOOSA OT												
Name ID	298686												
HEASLET, LADONNA													
15201 E 89TH CT N OWASSO OK 74055-0000													
Parcel Location													
Situs	01830 N HWY 66												
Subdivision													
Lot/Block	/	Parcel Size	.284 - Acres										
Sec/Twn/Rng	30 / 20 / 15 / 4												
Neighborhood	5001 - TASC 2016												
School District	S002 - CATOOSA SCHOOLS												
Legal Description Lat/Long: 36.18237247 -95.74740399													
BEG: N/L SW NE SE & INTERS HWY 66; W 100'; S41-31-38W 35'; N47 39-32W 50.72'; N41-31-38E 8.62'; N47-39-06W 24.40'; S41-31-38W 34.01'; N41-31-33E 76.70' TO POB.													
Building Permits													
Number	Description	Opened	Closed	Amount									
2293	COMM REMODEL	12/2008	01/2009	25,000									
Exemptions													
Code	Type	Active	Maximum	Exemption	Sale History								
					Bk/Pg	Grantor	Date	Price	Code				
					2448/80	HEASLET, SCOTT &	11/28/2014		4				
					1970/938	GREGORY, STEVEN	07/31/2008	110,000	YES				
					1439/541	BARLOW, JENNIFER LYNN D C	11/20/2002	0	16				
					1104/40	BEARD, STEVEN	03/19/1998	105,500	No				
Parcel Valuation													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2009	Land Value	6,891	6,891	11%	758	Assessed	4,234	451.60				
Year Frozen	0	Improvements	61,090	31,597		3,476	Penalty	0					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0	Total Value	67,981	38,488		4,234	Total Taxable	4,234	452.00				
Assessment History													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-660025489	HEASLET, LADONNA	1	75,764	0	4,032	430.00						
2024	2024-660025489	HEASLET, LADONNA	1	34,911	0	3,840	405.00						
2023	2023-660025489	HEASLET, LADONNA	1	60,847	0	6,693	687.00						
2022	2022-660025489	HEASLET, LADONNA	1	60,843	0	6,693	672.00						
2021	2021-660025489	HEASLET, LADONNA	1	65,136	0	7,165	630.00						
2020	2020-660025489	HEASLET, LADONNA	1	65,136	0	7,165	635.00						
2019	2019-660025489	HEASLET, LADONNA	1	65,136	0	7,165	643.00						
2018	2018-660025489	HEASLET, LADONNA	1	65,008	0	7,151	638.00						
2017	2017-660025489	HEASLET, LADONNA	1	65,012	0	7,151	646.00						
2016	2016-660025489	HEASLET, LADONNA	1	65,012	0	7,151	636.00						
2015	2015-660025489	HEASLET, LADONNA	1	110,385	0	12,142	1,085.00						
2014	2014-660025489	HEASLET, SCOTT &	1	110,385	0	12,142	1,098.00						
2013	2013-660025489	HEASLET, SCOTT &	1	110,385	0	12,142	1,087.00						



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Date 04/18/2026
 Time 06:56:27
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	20420		
Non-Ag Acres	0.127		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	5,513.00 x 1.25 = 6,891		
Factor Value	0		
Adjustments			
Lot Value	6,891		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122127
Total Building Area	1,074	Image Date	12/9/2025
Total Base Value	126,195	Name	002.JPG
Modifier Value		Description	660025489_002.JPG
Misc Improvements	1,131		
Replacement Cost New	127,326		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	59,843		
Economic Depreciation			
RCNLD (All Sources)	59,843		
Depreciated Improvements			
Outbuilding Value	1,247		
Total Improvement Value	61,090		
Land Value	6,891		
Cost Approach Value	67,981		63.30/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,247
Miscellaneous Income		Land Value	6,891
Effective Gross Income (EGI)		Total Appraised Value	67,981
Total Expenses			63.30/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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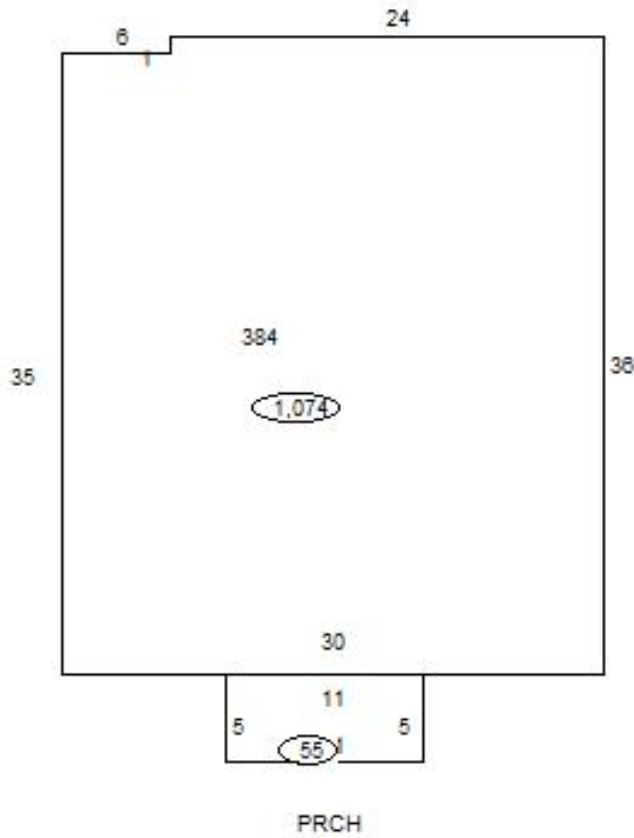
Date 04/18/2026

Time 06:56:27

Page 3

Sketch Image

660025489



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	384		13	384	1,074	1.000	1,074
2	M	PRCH		13	PRCH	55	1.000	55
Total Building Area						1,074		1,074



Rogers

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Date 04/18/2026
Time 06:56:27
Page 4

Account 660025489
Parcel ID 20N15E-30-4-00000-000-0000
Cadastral ID 30-20-15-04700

Tax Area Code 1
Property Class UC
Owners Name HEASLET, LADONNA

Building Data

Building ID 1175
Building Sequence 1
Occupancy 1 384 Barber Shop 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,074
Average Perimeter 132
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1987
Effective Age 20
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0035.JPG
Image Date 5/11/2021
Image Name IMG_0035.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 65.26
Wall Cost 40.32
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 117.50
Total Area 1,074
Base RCN 126,195
Misc Impr Value 1,131

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 127,326
Physical Depreciation 53%
Functional Depreciation
Total Depreciation 53% (67,483)
Total RCNLD 59,843
Lump Sums
Total Building Value 59,843 \$ 55.72 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		11x5	55	20.56		1,131
Total Misc Improvement							1,131

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Ashlar Stone Veneer	Area/Percent	20%		10,985
Total Modifier Value					10,985



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Date 04/18/2026

Time 06:56:27

Page 5

660025489

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			486
	Qual 4	Cond 4	Year 2009	Eff Age 7		

Valuation Summary

Modifier Total

RCN

Depr (% Phys/ % Func)

RCNLD

Base Cost (6.58 x 486)

3,198

1,951

1,247

Total Site Improvement Value

1,247