



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:12:33
Page 1

Assessment Data					Primary Image									
Account	660058601													
Parcel ID	000000-00-0-00643-004-0001													
Cadastral ID	13-21-14-03510													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	277465													
HENDRICKSON, JUSTIN L &														
SAMANTHA G														
17715 E 101ST PL N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	17715 E 101ST PL													
Subdivision	RANCH ACRES													
Lot/Block	0001 / 0004	Parcel Size 1 - Lots												
Sec/Twn/Rng	13 / 21 / 14 / 5													
Neighborhood	1014 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.30163352 -95.77581034														
LOT 1 BLOCK 4 RANCH ACRES														
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 colspan="5"> </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										
1309/255	YOUNGBLOOD, JEFF S & DAWN-M	07/31/2001	138,500	YES										
1059/588	HOMES BY BETTY	03/27/1997	107,000	Yes										
1039/200	A&W LAND DEVELOPMENT INC	06/12/1996	18,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2002	Land Value	69,034	39,608	11%	4,357	Assessed	28,475						
Year Frozen	0	Improvements	234,802	219,253		24,118	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	303,836	258,861		28,475	Total Taxable	27,475						
-98.00														
2,691.00														
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660058601	HENDRICKSON, JUSTIN L &			3	301,541	1000	26,646	2,610.00					
2024	2024-660058601	HENDRICKSON, JUSTIN L &			3	390,962	1000	25,841	2,483.00					
2023	2023-660058601	HENDRICKSON, JUSTIN L &			3	243,692	1000	25,059	2,348.00					
2022	2022-660058601	HENDRICKSON, JUSTIN L &			3	235,090	1000	24,300	2,381.00					
2021	2021-660058601	HENDRICKSON, JUSTIN L &			3	223,501	1000	23,563	2,279.00					
2020	2020-660058601	HENDRICKSON, JUSTIN L &			3	221,650	1000	22,848	2,207.00					
2019	2019-660058601	HENDRICKSON, JUSTIN L &			3	210,482	1000	22,153	2,142.00					
2018	2018-660058601	HENDRICKSON, JUSTIN L &			3	219,263	1000	23,119	2,152.00					
2017	2017-660058601	HENDRICKSON, JUSTIN L &			3	216,371	1000	22,801	2,145.00					
2016	2016-660058601	HENDRICKSON, JUSTIN L &			3	211,834	1000	22,302	2,100.00					
2015	2015-660058601	HENDRICKSON, JUSTIN L &			3	205,737	1000	21,631	2,051.00					
2014	2014-660058601	HENDRICKSON, JUSTIN L &			3	212,114	1000	21,144	2,024.00					
2013	2013-660058601	HENDRICKSON, JUSTIN L &			3	202,152	1000	20,498	1,920.00					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:12:34
 Page 2

Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.8355 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 79,952.00 x .86 = 69,034 Factor Value Adjustments 1.0000 Lot Value 69,034		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,838 / 1,838
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,838
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

\\tsclient\C\TOMS PC PICS\2018-05-16 05-16-2018\05-16-2018 00 5/16/2018	
---	--

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	267,939	145.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	309,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.42	Total Misc Impr	+ 6,936				
Roofing Adj	+ 4.78	Garage Cost	+ 16,658				
Subfloor Adj	+ -2.29	Total RCN	= 268,030				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 75,048				
Plumbing Adj	+ 8.44	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 192,982				
Adj Base Cost	= 132.99	Lot Value	+ 69,034				
Total Area	x 1,838	Indicated Value	= 262,016				
Adjusted Cost	= 244,436	Value Per SqFt	142.55				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,982		
Lot Value	69,034		
Indicated Value	262,016	142.55	Per SqFt
Agland Value			
Site Improvements	41,820		
Total Value	303,836	165.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	79600	6x5		30	26.84		805
PRCH	SLAB PORCH - COVERED	79601	26x9		234	26.20		6,131



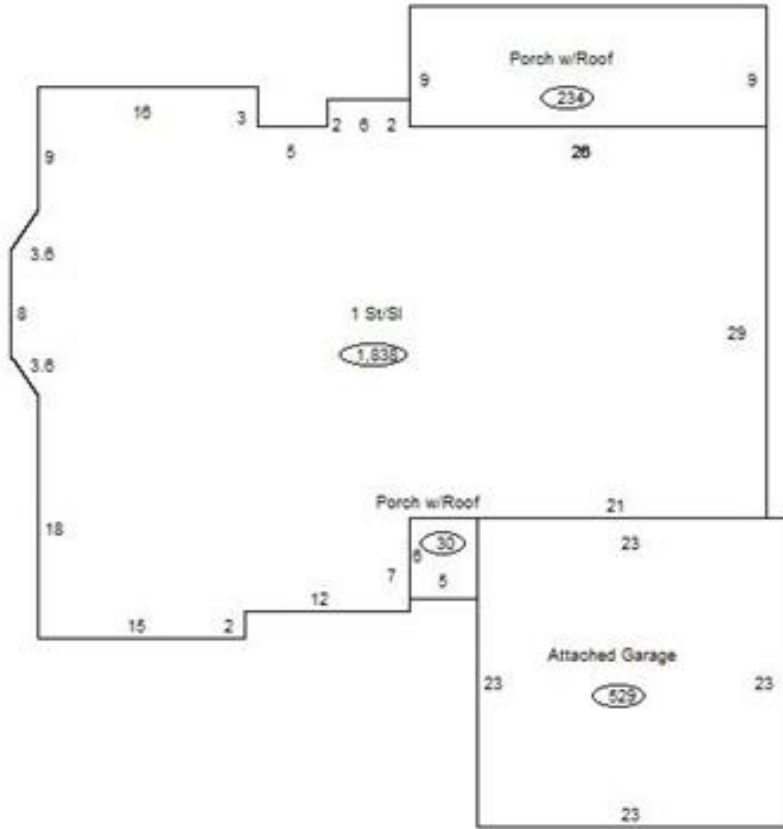
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:12:34
 Page 3

Sketch Image

660058601



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,838	1.000	1,838
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	234	1.000	234
Total Building Area						1,838		1,838



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:12:34
 Page 4

660058601

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x40x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 1,200) 19,200		Modifier Total	RCN 19,200	Depr (15% Phys/ % Func) 2,880	RCNLD 16,320
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year	Eff Age		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (15% Phys/ % Func) 4,500	RCNLD 25,500