



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:36:44
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| Assessment Data | | | | Primary Image | | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------|---------------------|-------------------------|---------------------------------|-----------------------|-------------------|----------------------|--------------------|
| Account 660079274 Parcel ID 000000-00-0-00163-001-0101 Cadastral ID 18-21-15-03910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 290950 HENSLEY, DAVID L & ASHLY D 19929 E WOODHAVEN RD OWASSO OK 74055-0000 | | | | | | | | | |
| Parcel Location Situs 19929 E WOODHAVEN RD Subdivision CLEAR BROOK Lot/Block 0101 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | | | | | |
| Legal Description Lat/Long: 36.29498607 -95.75127534 | | | | Building Permits | | | | | |
| LOT 101 CLEAR BROOK | | | | Number | Description | Opened | Closed | Amount | |
| | | | | R24 325 | NEW DTCH ACC BLDG 48X70 | 09/2024 | 01/2026 | 250,000 | |
| | | | | R23 179 | R24 NEW DTCH ACC BLDG 1706 SQ F | 06/2023 | 06/2024 | 200,000 | |
| Exemptions | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 1743/861 | HYATT PROPERTIES, INC | 08/02/2005 | 98,000 | YES |
| | | | | | 1688/466 | VISKUP, JOHN C & | 05/26/2005 | 57,000 | YES |
| | | | | | 1630/875 | HYATT PROPERTIES, INC | 09/01/2004 | 96,000 | YES |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax |
| Remove Cap | 2006 | | Land Value | 150,513 | 143,701 | 11% | 15,807 | Assessed | 143,722 |
| Year Frozen | 0 | | Improvements | 1,208,125 | 1,162,865 | | 127,915 | Penalty | 0 |
| Uncapped Value | 161,907 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 |
| TIF Project ID | 0 | | Total Value | 1,358,638 | 1,306,566 | | 143,722 | Total Taxable | 143,722 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660079274 | HENSLEY, DAVID L & | | | 7 | 1,143,196 | 0 | 119,916 | 13,015.00 |
| 2024 | 2024-660079274 | HENSLEY, DAVID L & | | | 7 | 859,085 | 0 | 80,096 | 8,839.00 |
| 2023 | 2023-660079274 | HENSLEY, DAVID L & | | | 7 | 693,467 | 0 | 76,281 | 8,237.00 |
| 2022 | 2022-660079274 | HENSLEY, DAVID L & | | | 7 | 683,446 | 0 | 75,179 | 8,439.00 |
| 2021 | 2021-660079274 | HENSLEY, DAVID L & | | | 7 | 689,679 | 0 | 75,865 | 8,422.00 |
| 2020 | 2020-660079274 | HENSLEY, DAVID L & | | | 7 | 688,658 | 0 | 75,752 | 8,400.00 |
| 2019 | 2019-660079274 | HENSLEY, DAVID L & | | | 7 | 685,612 | 0 | 75,417 | 8,368.00 |
| 2018 | 2018-660079274 | HENSLEY, DAVID L & | | | 7 | 690,057 | 0 | 75,906 | 8,149.00 |
| 2017 | 2017-660079274 | HENSLEY, DAVID L & | | | 7 | 688,530 | 0 | 75,738 | 8,206.00 |
| 2016 | 2016-660079274 | HENSLEY, DAVID L & | | | 7 | 687,541 | 0 | 75,630 | 8,201.00 |
| 2015 | 2015-660079274 | HENSLEY, DAVID L & | | | 7 | 685,807 | 0 | 75,439 | 8,231.00 |
| 2014 | 2014-660079274 | HENSLEY, DAVID L & | | | 7 | 685,424 | 0 | 75,397 | 8,294.00 |
| 2013 | 2013-660079274 | HENSLEY, DAVID L & | | | 7 | 684,120 | 0 | 75,253 | 8,125.00 |



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| Lot Data | | Square-Foot - NBHD 1027 #1 | |
|-----------------|----------------------------|----------------------------|---|
| Lot Size | | | |
| Lot Count | 1 | | |
| Units Buildable | 1 | | |
| Non-Ag Acres | 1.6442 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | | 0 |
| | LAKE LOT | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 71,623.00 x 2.10 = 150,513 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 150,513 | | |



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| Residential Data | |
|------------------|---------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 4 - Good |
| Quality | 4 - Good |
| Architecture | R1 Res Nbhd 1 |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 75% Veneer, Masonry 25% Veneer, Stone |
| Base/Total Area | 3,984 / 5,701 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 3,984 |
| Fixture/RghIn | 17 / |
| Bed/F/H Bath | 5 / 4.0 / |
| Basement Area | |
| Garage Type | 650 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2006 / 12 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | 1 Test |
| Adjusted R | 0.8445 |
| Indicated Value | 863,487 151.46 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | |
| Indicated Value | |

Value Reconciliation

| | |
|-------------------|---------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 679,116 |
| Lot Value | 150,513 |
| Indicated Value | 829,629 145.52 Per SqFt |
| Agland Value | |
| Site Improvements | 189,340 |
| Total Value | 1,018,969 178.74 Total Value Per SqFt |

Cost Approach Manual : 01/2025

| | | | | |
|---------------|-----------|---------------------|---|---------|
| Base Cost | 96.29 | Total Misc Impr | + | 37,071 |
| Roofing Adj | + 3.79 | Garage Cost | + | 29,959 |
| Subfloor Adj | + -2.97 | Total RCN | = | 744,024 |
| Heat/Cool Adj | + 16.31 | Depreciation (12%) | - | 89,283 |
| Plumbing Adj | + 5.33 | Lump Sums | + | 24,375 |
| Basement Adj | + 0.00 | RCNLD | = | 679,116 |
| Adj Base Cost | = 118.75 | Lot Value | + | 150,513 |
| Total Area | x 5,701 | Indicated Value | = | 829,629 |
| Adjusted Cost | = 676,994 | Value Per SqFt | | 145.52 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------------|-----------|------|------|-------|-----------|------|--------|
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 2 | 2 | 7,243.87 | | 14,488 |
| CPDT | CARPORT - DETACHED | 95375 | | 551 | 551 | 14.23 | | 7,841 |
| GRDT | GARAGE - DETACHED | 95376 | | 630 | 630 | 38.69 | | 24,375 |
| PRCH | SLAB PORCH - COVERED | 95377 | | 420 | 420 | 31.56 | | 13,255 |
| PRCH | SLAB PORCH - COVERED | 95378 | | 9x5 | 45 | 33.05 | | 1,487 |



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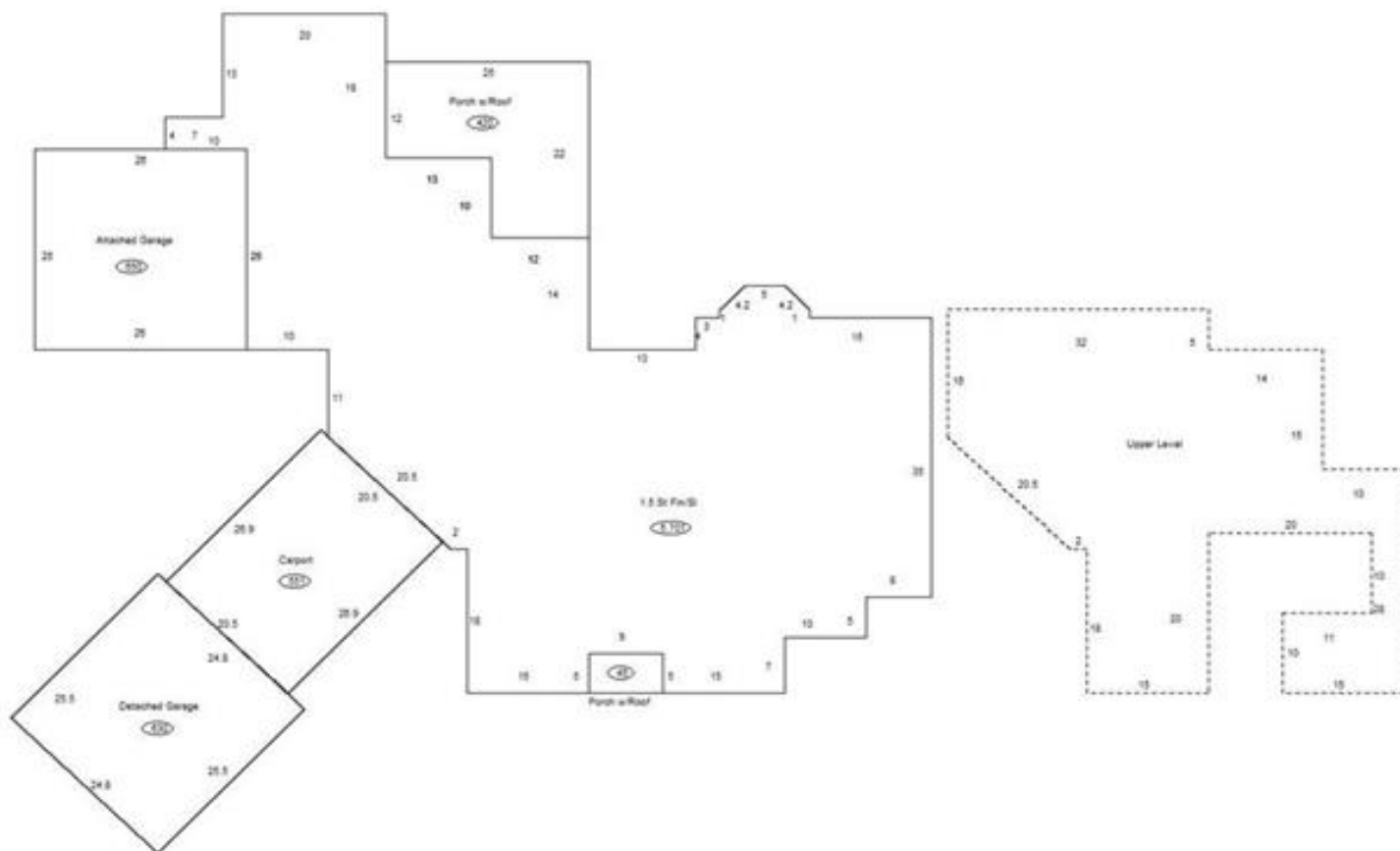
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1 | R | 5 | Slab | 13 | 1.5 St Fin/SI | 3,984 | 1.431 | 5,701 |
| 2 | U | ^UL | Overhang | 13 | Upper Level | 1,717 | 1.000 | 1,717 |
| 3 | G | 1 | | 13 | Attached Garage | 650 | 1.000 | 650 |
| 4 | M | CPDT | | 13 | Carport | 551 | 1.000 | 551 |
| 5 | G | 2 | | 13 | Detached Garage | 630 | 1.000 | 630 |
| 6 | M | PRCH | | 13 | SLBC | 420 | 1.000 | 420 |
| 7 | M | PRCH | | 13 | SLBC | 45 | 1.000 | 45 |
| Total Building Area | | | | | | 3,984 | | 5,701 |



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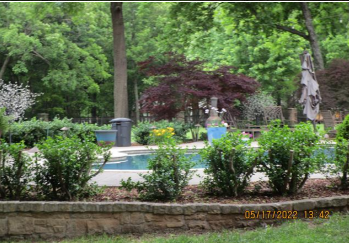
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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|-----------------------------------------------------------------------------------|---------------------------|-------------------|-----------------------|-----------|---------------------|--------------------------------|--------------|
|  | GRDT | Garage - Detached | 40x70x18 | Concrete | Composition Shingle | 2,260 | |
| | Qual | 6 | Cond 6 | Year 2025 | Eff Age 0 | | |
| | Warm & Cooled Air | | Total Area 2260 | | | 15,956 | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (0% Phys/ % Func) | RCNLD |
| Base Cost (64.58 x 2,260) | | 145,951 | 15,956 | 161,907 | | 161,907 | |
|  | PATC | Patio - Covered | 8x16x12 | Concrete | Composition Shingle | 128 | |
| | Qual | 6 | Cond 6 | Year 2025 | Eff Age 0 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (0% Phys/ % Func) | RCNLD |
| | Base Cost (32.98 x 128) | | 4,221 | | 4,221 | | 4,221 |
|  | GG | GAZEBO GOOD | 0x0x0 | | | 1 | |
| | Qual | 4 | Cond 3 | Year 2007 | Eff Age | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (25% Phys/ % Func) | RCNLD |
| | Base Cost (13,750.00 x 1) | | 13,750 | | 13,750 | 3,438 | 10,312 |
|  | SG | SWIM-GUNITE | 0x0x0 | | | 1 | |
| | Qual | 3 | Cond 3 | Year 2007 | Eff Age 14 | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (57% Phys/ % Func) | RCNLD |
| | Base Cost (30,000.00 x 1) | | 30,000 | | 30,000 | 17,100 | 12,900 |



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| Lot Data | Primary Image |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY LAKE LOT Method Base Lot Value Factor Value Adjustments Lot Value | |

| Residential Data | |
|------------------|---------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 4 - Good |
| Quality | 5 - Very Good |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 80% Veneer, Stone 20% Veneer, Masonry |
| Base/Total Area | 1,679 / 1,679 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,679 |
| Fixture/RghIn | / |
| Bed/F/H Bath | / 1.0 / |
| Basement Area | |
| Garage Type | 210 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2024 / 1 |

| | |
|-------------------|-----------|
| 660079274_001.JPG | 6/24/2024 |
|-------------------|-----------|

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|--------------------|-----------|------------------|--|--|--|
| Base Cost | 138.38 | Total Misc Impr | + 47,129 | | | | |
| Roofing Adj | + 7.11 | Garage Cost | + 17,945 | | | | |
| Subfloor Adj | + -4.86 | Total RCN | = 343,100 | | | | |
| Heat/Cool Adj | + 18.45 | Depreciation (1%) | - 3,431 | | | | |
| Plumbing Adj | + 6.51 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 339,669 | | | | |
| Adj Base Cost | = 165.59 | Lot Value | + 202.30 | | | | |
| Total Area | x 1,679 | Indicated Value | = 339,669 | | | | |
| Adjusted Cost | = 278,026 | Value Per SqFt | 202.30 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 339,669 | | |
| Lot Value | | | |
| Indicated Value | 339,669 | 202.30 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 339,669 | 202.30 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | Porch | 160397 | 756 | | 756 | 34.33 | 25,953 |
| FPR1 | Fireplace - Residential 1 Story | | | 1 | 1 | 8,198.48 | 8,198 |
| ODRK | Outdoor Kitchen | | | 1 | 1 | 7,200.00 | 7,200 |
| ODFP | Outdoor Fireplace/Firepit | | | 1 | 1 | 5,778.25 | 5,778 |



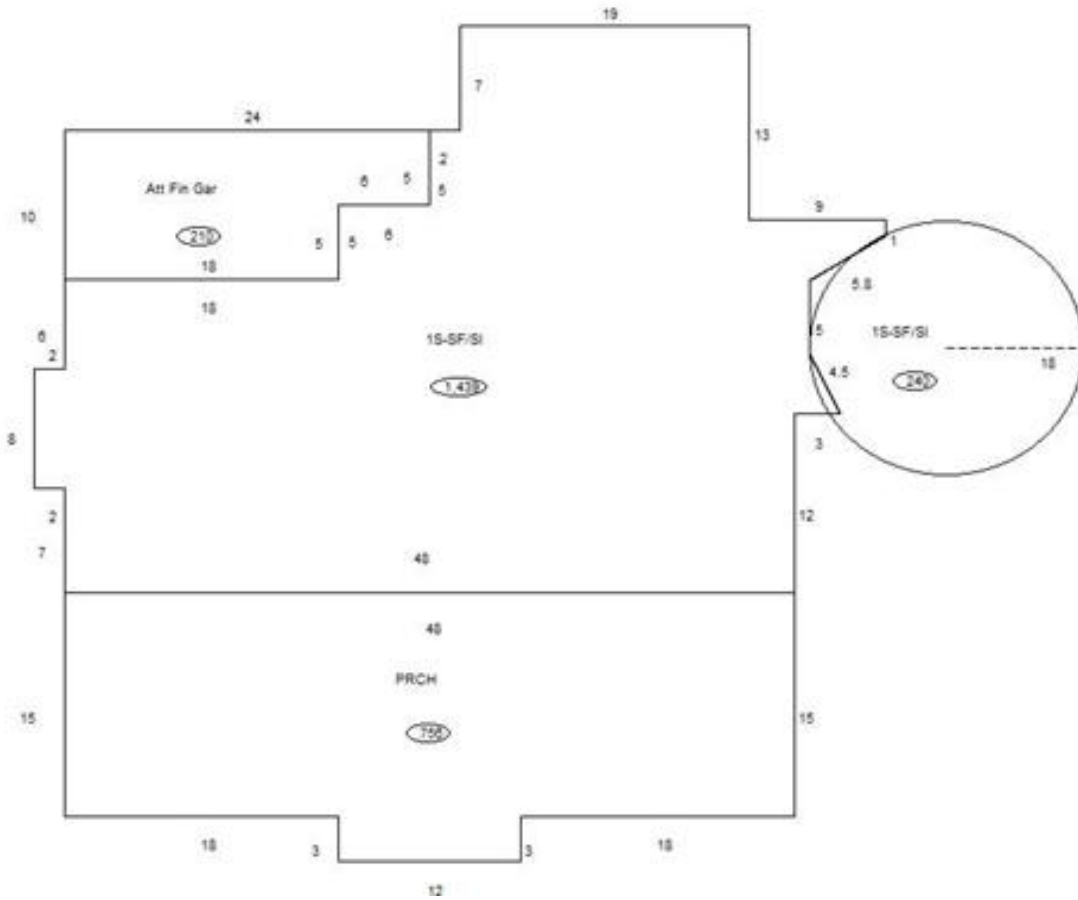
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Sketch Image

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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 | 1S-SF/SI | 240 | 1.000 | 240 |
| 2 | R | 1 | Slab | 10 | 1S-SF/SI | 1,439 | 1.000 | 1,439 |
| 3 | G | 5 | Att Fin Gar | 10 | Att Fin Gar | 210 | 1.000 | 210 |
| 4 | M | PRCH | | 10 | PRCH | 756 | 1.000 | 756 |
| Total Building Area | | | | | | 1,679 | | 1,679 |