



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 660096797 Parcel ID 000000-00-0-21650-001-0003 Cadastral ID 22-21-14-09110 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 341855 JACKSON, JACE & HAYDEN 15412 E 87TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15412 E 87TH ST N Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.27890565 -95.80096101 LOT 3 BLOCK 1 PARK PLACE AT PRESTON LAKES																																																						
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>15-0226X</td> <td>R16-NEW 2584 SQ FT SFR</td> <td>03/2015</td> <td>08/2015</td> <td>142,120</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	15-0226X	R16-NEW 2584 SQ FT SFR	03/2015	08/2015	142,120																																			
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	HENSEL, JAMES & KATHERINE	06/12/2023	330,000	YES																																													
					2488/140	SIMMONS HOMES RESIDENTIAL	07/22/2015	219,500	YES																																													
					2421/745	K & S DEVELOPMENTS INC	03/24/2014	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 63,889</td> <td>63,889</td> <td>11%</td> <td>7,028</td> <td>Assessed</td> <td>35,303</td> <td>3,458.28</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 257,047</td> <td>257,047</td> <td></td> <td>28,275</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 320,936</td> <td>320,936</td> <td></td> <td>35,303</td> <td>Total Taxable</td> <td>35,303</td> <td>3,458.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2024	Land Value 63,889	63,889	11%	7,028	Assessed	35,303	3,458.28	Year Frozen		Improvements 257,047	257,047		28,275	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 320,936	320,936		35,303	Total Taxable	35,303	3,458.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660096797	JACKSON, JACE & HAYDEN	40	310,522	0	34,158	3,346.00																																															
2024	2024-660096797	JACKSON, JACE & HAYDEN	40	330,802	0	36,388	3,496.00																																															
2023	2023-660096797	JACKSON, JACE & HAYDEN	40	280,785	0	28,525	2,673.00																																															
2022	2022-660096797	HENSEL, JAMES & KATHERINE	40	273,183	0	27,166	2,661.00																																															
2021	2021-660096797	HENSEL, JAMES & KATHERINE	40	235,206	0	25,873	2,503.00																																															
2020	2020-660096797	HENSEL, JAMES & KATHERINE	40	231,721	0	25,489	2,466.00																																															
2019	2019-660096797	HENSEL, JAMES & KATHERINE	40	221,239	0	24,336	2,356.00																																															
2018	2018-660096797	HENSEL, JAMES & KATHERINE	40	226,426	0	24,907	2,323.00																																															
2017	2017-660096797	HENSEL, JAMES & KATHERINE	40	224,744	0	24,722	2,326.00																																															
2016	2016-660096797	HENSEL, JAMES & KATHERINE	40	219,506	0	24,146	2,282.00																																															
2015	2015-660096797	HENSEL, JAMES & KATHERINE	40	50,000	0	900	86.00																																															



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Lot Data		Square-Foot - NBHD 1059 #1
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	9,867.00 x 5.30 =	52,295
Factor Value		
Adjustments	1.2217	
Lot Value		63,889



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/23/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,951 / 1,951
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,951
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	270,217 138.50 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	318,150 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	257,047
Lot Value	63,889
Indicated Value	320,936 164.50 Per SqFt
Agland Value	
Site Improvements	
Total Value	320,936 164.50 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.07	Total Misc Impr	+ 4,700
Roofing Adj	+ 4.72	Garage Cost	+ 18,806
Subfloor Adj	+ -2.22	Total RCN	= 279,399
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 22,352
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 257,047
Adj Base Cost	= 131.16	Lot Value	+ 63,889
Total Area	x 1,951	Indicated Value	= 320,936
Adjusted Cost	= 255,893	Value Per SqFt	164.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125875	134		134	26.51		3,552
PATO	SLAB PORCH - OPEN	125876	10x10		100	11.48		1,148



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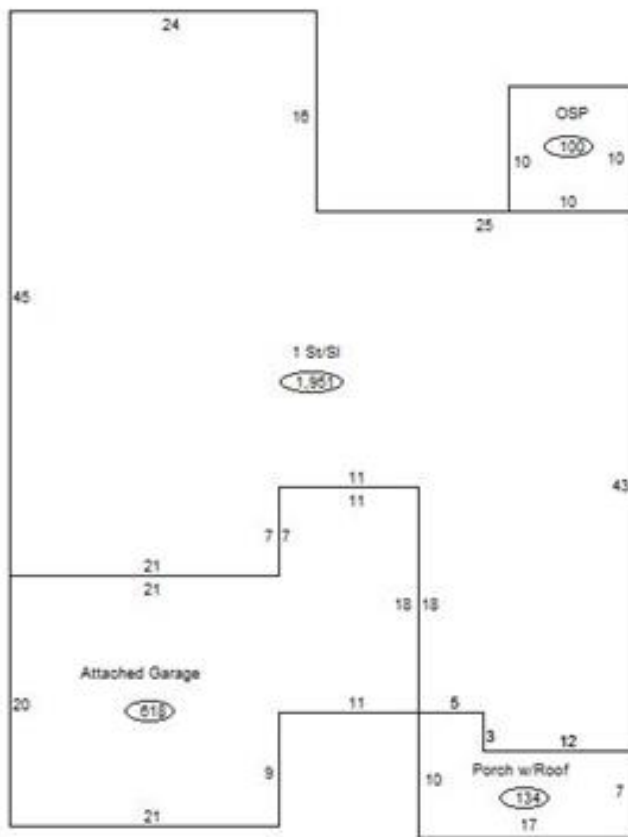
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Sketch Image

660096797



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,951	1.000	1,951
2	G	1		13	Attached Garage	618	1.000	618
3	M	PRCH		13	SLBC	134	1.000	134
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,951		1,951