



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:40:12  
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Assessment Data				Primary Image						
Account	660101306									
Parcel ID	000000000-1010196-009-0001									
Cadastral ID	27-21-14-05420									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	4							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	330551									
HENSLEY, CORY L										
14905 E 83RD ST N OWASSO OK 74055-0000										
Parcel Location										
Situs	14905 E 83RD ST N									
Subdivision	HOMESTEAD									
Lot/Block	0001 / 0009	Parcel Size	1 - Lots							
Sec/Twn/Rng	27 / 21 / 14 / 5									
Neighborhood	1011 - R-V04 SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.27354844 -95.80911562				Building Permits						
LOT 1 BLOCK 9 HOMESTEAD				Number	Description	Opened	Closed	Amount		
				R18 000321	R20- NEW 2680 SQ FT SFR	10/2018	09/2019	330,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	OVERLAND HOMES LLC	04/08/2020	355,000	YES	
					/	SOC'S DEVELOPMENT LLC	10/17/2018	67,500	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	81,232	81,232	11%	8,936	Assessed	50,030	4,900.94	
Year Frozen		Improvements	417,870	373,584		41,094	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	499,102	454,816		50,030	Total Taxable	50,030	4,901.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660101306	HENSLEY, CORY L	3	479,205	0	47,648	4,668.00			
2024	2024-660101306	HENSLEY, CORY L	3	617,311	0	45,379	4,360.00			
2023	2023-660101306	HENSLEY, CORY L	3	404,401	0	43,218	4,050.00			
2022	2022-660101306	HENSLEY, CORY L	3	394,425	0	41,160	4,032.00			
2021	2021-660101306	HENSLEY, CORY L	3	356,362	0	39,200	3,792.00			
2020	2020-660101306	HENSLEY, CORY L	3	404,880	0	44,537	4,302.00			
2019	2019-660101306	OVERLAND HOMES LLC	3	67,500	0	7,425	718.00			



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6907		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	30,086.00 x 2.70 = 81,232		
Factor Value			
Adjustments	1.0000		
Lot Value	81,232		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,065 / 3,065
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,065
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	948 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	427,962	139.63 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	7	
Indicated Value	569,270	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	417,870		
Lot Value	81,232		
Indicated Value	499,102	162.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	499,102	162.84	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.85	Total Misc Impr	+ 15,670
Roofing Adj	+ 4.99	Garage Cost	+ 35,275
Subfloor Adj	+ -3.21	Total RCN	= 439,863
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 21,993
Plumbing Adj	+ 5.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 417,870
Adj Base Cost	= 126.89	Lot Value	+ 81,232
Total Area	x 3,065	Indicated Value	= 499,102
Adjusted Cost	= 388,918	Value Per SqFt	162.84

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142925	17x16		272	28.57		7,771
PRCH	SLAB PORCH - COVERED	142926	10x5		50	29.37		1,469
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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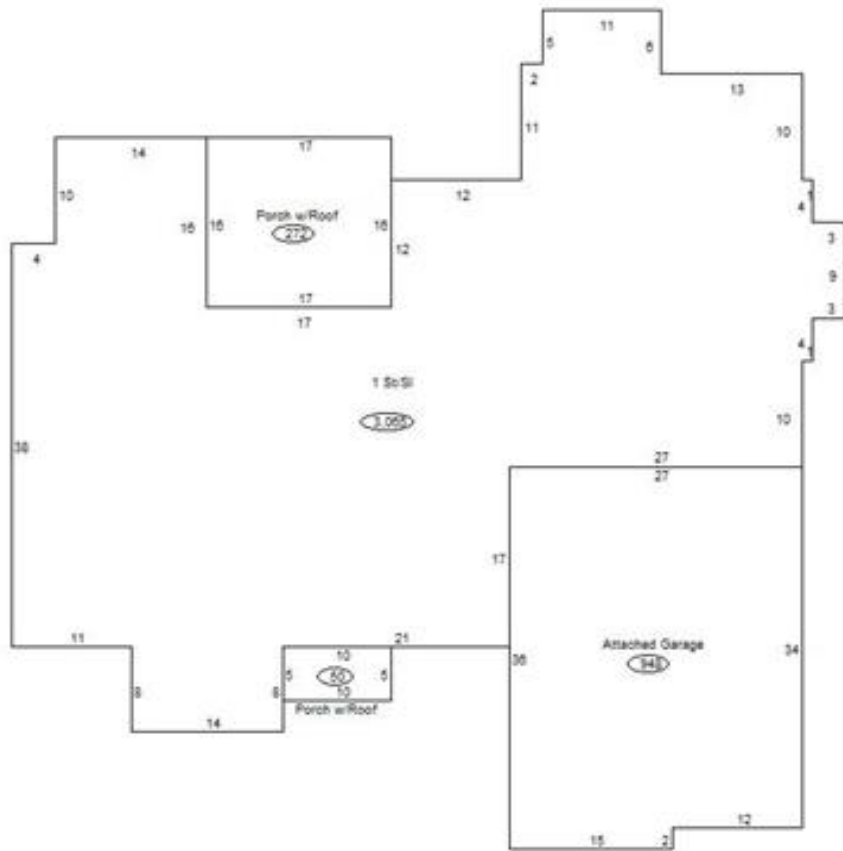
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### Sketch Image

660101306



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,065	1.000	3,065
2	G	1		13	Attached Garage	948	1.000	948
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PRCH		13	SLBC	50	1.000	50
<b>Total Building Area</b>						<b>3,065</b>		<b>3,065</b>