



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:00:55
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Assessment Data				Primary Image						
Account	660103296									
Parcel ID	00000-0-0-0000860-001-0005									
Cadastral ID	24-20-14-03050									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	338145									
HENSLEY PROPERTIES LLC										
19929 E WOODHAVEN RD OWASSO OK 74055-0000										
Parcel Location										
Situs	03009 N FRONT RD									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0005 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	24 / 20 / 14 / 5									
Neighborhood	1135 - R-V01-NW CATOOSA									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.19788437 -95.76216100				660103296_002.JPG 9/13/2025						
LOT 5 BLOCK 1 THE VALE AT REDBUD PHASE 1				Building Permits						
				Number	Description	Opened	Closed	Amount		
				R21 171097	R23- NEW SFR	06/2021	03/2022	260,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HENSLEY CUSTOM HOMES LLC	04/18/2022	0	4	
					/	HENSLEY, DAVID L &	04/18/2022	0	4	
					/	THE VALE AT REDBUD LLC	12/31/2020	86,500	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2021	Land Value	60,092	60,092	11%	6,610	Assessed	40,730	4,344.26	
Year Frozen		Improvements	313,455	310,181		34,120	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	373,547	370,273		40,730	Total Taxable	40,730	4,344.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103296	HENSLEY PROPERTIES LLC			1	352,641	0	38,790	4,137.00	
2024	2024-660103296	HENSLEY PROPERTIES LLC			1	363,135	0	39,945	4,214.00	
2023	2023-660103296	HENSLEY PROPERTIES LLC			1	346,289	0	38,092	3,909.00	
2022	2022-660103296	HENSLEY PROPERTIES LLC			1	45,000	0	4,950	497.00	
2021	2021-660103296	HENSLEY CUSTOM HOMES LLC			1	45,000	0	4,950	436.00	
2020	2020-660103296	THE VALE AT REDBUD LLC			1	2,519	0	277	25.00	



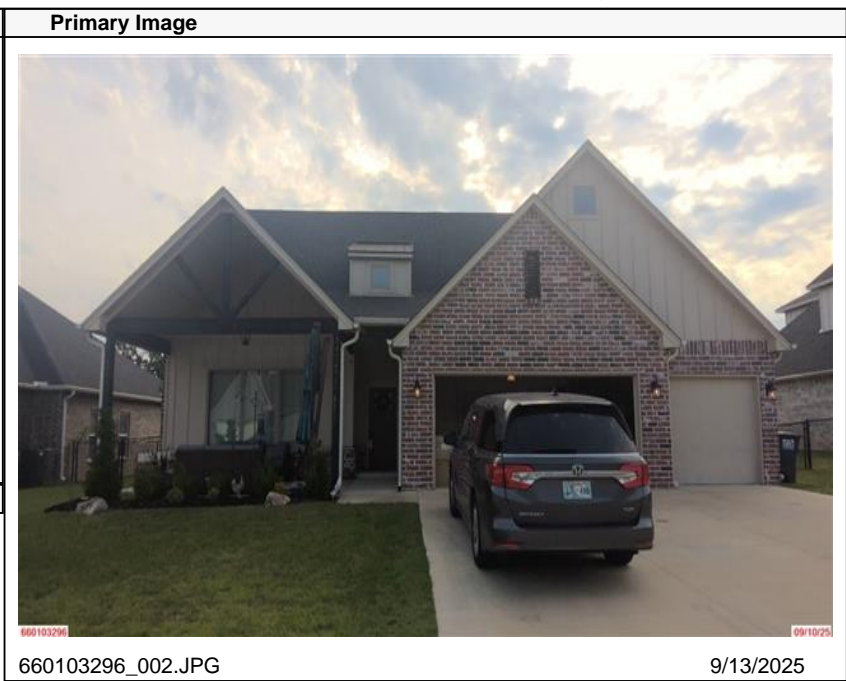
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Lot Data		Square-Foot - NBHD 1135 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2303		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,032.00 x 5.99 = 60,092		
Factor Value			
Adjustments	1.0000		
Lot Value	60,092		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,235 / 2,235
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,235
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	649 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,851	139.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	383,260		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.06	Total Misc Impr	+ 12,852
Roofing Adj	+ 4.58	Garage Cost	+ 24,597
Subfloor Adj	+ -2.19	Total RCN	= 323,149
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 9,694
Plumbing Adj	+ 8.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 313,455
Adj Base Cost	= 127.83	Lot Value	+ 60,092
Total Area	x 2,235	Indicated Value	= 373,547
Adjusted Cost	= 285,700	Value Per SqFt	167.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	313,455		
Lot Value	60,092		
Indicated Value	373,547	167.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	373,547	167.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153705	22x10		220	26.24		5,773
PRCH	Slab Porch - Covered	153706	18x11		198	26.31		5,209
PRCH	Slab Porch - Covered	153707	14x5		70	26.71		1,870



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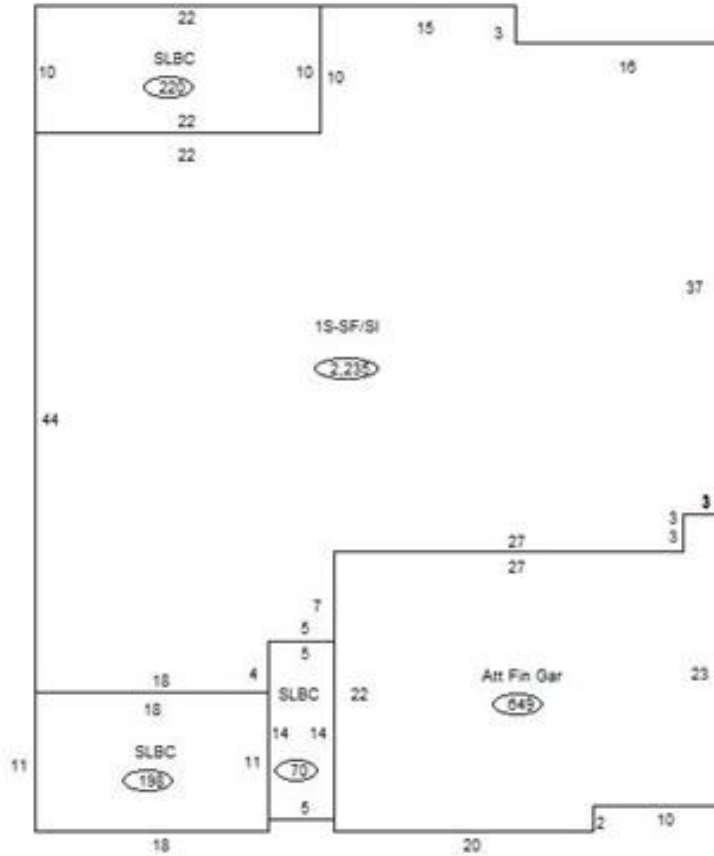
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Sketch Image

660103296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,235	1.000	2,235
2	M	PRCH		13	SLBC	220	1.000	220
3	M	PRCH		13	SLBC	198	1.000	198
4	M	PRCH		13	SLBC	70	1.000	70
5	G	5		13	Att Fin Gar	649	1.000	649
Total Building Area						2,235		2,235