



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:00:57
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Assessment Data					Primary Image																																																																					
Account 660103297 Parcel ID 00000-0-0-0000860-001-0006 Cadastral ID 24-20-14-03060 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 02987 N FRONT RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0006 / 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: 36.19763523 -95.76204409 LOT 6 BLOCK 1 THE VALE AT REDBUD PHASE 1																																																																										
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Lot Data		Square-Foot - NBHD 1135 #1		Primary Image	
Lot Size	0 0				
Lot Count	1				
Units Buildable					
Non-Ag Acres	0.2457				
Topography					
Street Access					
Utilities					
Amenities	0				
	0				
Method	Square-Foot				
Base Lot Value	10,705.00 x 5.99 = 64,123	660103297_002.JPG 9/13/2025			
Factor Value		GRM Approach			
Adjustments	1.0000	GRM Code			
Lot Value	64,123	Gross Rent 0.00			
Residential Data		Indicated Value			
Type	1 Single Family Residence	Multiple Regression			
Condition	3 - Average	MRA Code 1 Test			
Quality	3 - Average	Adusted R 0.8445			
Architecture	TRAD TRADITIONAL	Indicated Value 306,692 138.09 Per SqFt			
Style	100% 1 1/2 Story Finished	Direct Comparables			
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood	Selection Model A Adam Test			
Base/Total Area	1,655 / 2,221	Adjustment Model 1 2022 Residential			
Style	100% 1 1/2 Story Finished	Comparables 3			
HVAC	100% Warmed & Cooled Air	Indicated Value 375,390 Per SqFt			
Roof Cover	1 Composition Shingle	Value Reconciliation			
Area on Slab	1,655	Selected Approach Cost Approach			
Fixture/RghIn	13 /	Improvements 281,539			
Bed/F/H Bath	4 / 3.0 /	Lot Value 64,123			
Basement Area		Indicated Value 345,662 155.63 Per SqFt			
Garage Type	614 Attached Garage - Finished	Agland Value			
Remodel		Site Improvements			
Year/Eff Age	2022 / 3	Total Value 345,662 155.63 Total Value Per SqFt			
Cost Approach		Manual : 01/2025			
Base Cost	95.54	Total Misc Impr	+	4,088	
Roofing Adj	+ 3.64	Garage Cost	+	23,436	
Subfloor Adj	+ -1.72	Total RCN	=	290,246	
Heat/Cool Adj	+ 12.64	Depreciation (3%)	-	8,707	
Plumbing Adj	+ 8.19	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	281,539	
Adj Base Cost	= 118.29	Lot Value	+	64,123	
Total Area	x 2,221	Indicated Value	=	345,662	
Adjusted Cost	= 262,722	Value Per SqFt		155.63	

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	153869	6x3		18	26.87	484
PRCH	Slab Porch - Covered	153870	17x8		136	26.50	3,604



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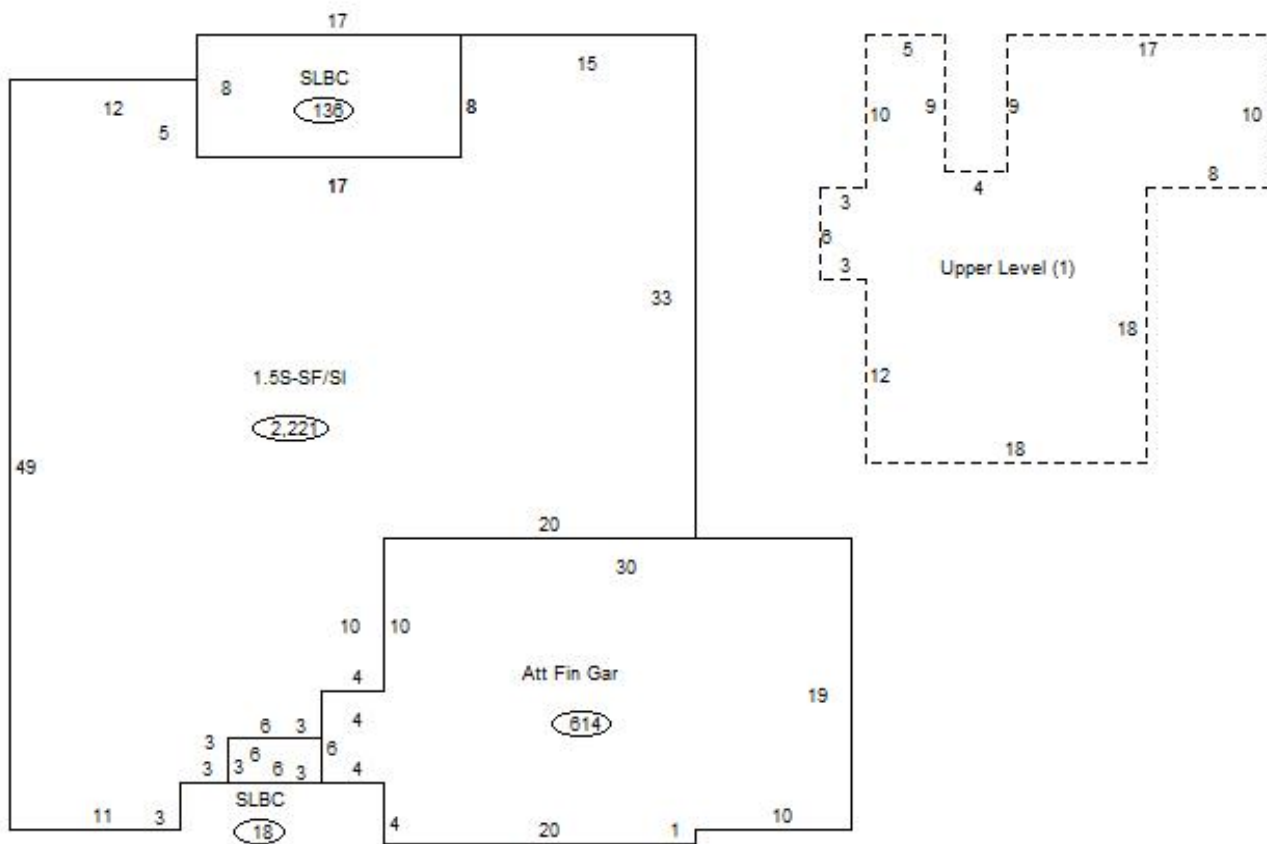
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Sketch Image

660103297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,655	1.342	2,221
2	G	5		13	Att Fin Gar	614	1.000	614
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PRCH		13	SLBC	136	1.000	136
5	U	^UL		13	Upper Level (1)	566	1.000	566
Total Building Area						1,655		2,221