



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:00:59
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Assessment Data				Primary Image						
Account	660103298									
Parcel ID	00000-0-0-0000860-001-0007									
Cadastral ID	24-20-14-03070									
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	02965 N FRONT RD									
Subdivision	VALE AT REDBUD PHASE 1 (THE)									
Lot/Block	0007 / 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: 36.19743948 -95.76207962				Building Permits						
LOT 7 BLOCK 1 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount		
				R21 171222	R23- NEW SFR	11/2021	07/2022	260,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HENSLEY CUSTOM HOMES LLC	06/03/2022	0	4	
					/	HENSLEY, DAVID & ASHLY D	06/03/2022	0	4	
					/	THE VALE AT REDBUD LLC	12/21/2020	130,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2021	Land Value	58,187	58,187	11%	6,401	Assessed	41,830	4,461.59	
Year Frozen		Improvements	322,080	322,080		35,429	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	380,267	380,267		41,830	Total Taxable	41,830	4,462.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103298	HENSLEY PROPERTIES LLC			1	365,750	0	40,233	4,291.00	
2024	2024-660103298	HENSLEY PROPERTIES LLC			1	379,610	0	41,757	4,405.00	
2023	2023-660103298	HENSLEY PROPERTIES LLC			1	402,838	0	44,312	4,548.00	
2022	2022-660103298	HENSLEY PROPERTIES LLC			1	2,519	0	277	28.00	
2021	2021-660103298	HENSLEY CUSTOM HOMES LLC			1	2,519	0	277	24.00	
2020	2020-660103298	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	0.223		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,714.00 x 5.99 = 58,187		
Factor Value			
Adjustments	1.0000		
Lot Value	58,187		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,085 / 2,600
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,085
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	630 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	336,023	129.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	421,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.14	Total Misc Impr	+	5,852			
Roofing Adj	+ 3.73	Garage Cost	+	23,965			
Subfloor Adj	+ -1.75	Total RCN	=	332,041			
Heat/Cool Adj	+ 12.64	Depreciation (3%)	-	9,961			
Plumbing Adj	+ 6.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	322,080			
Adj Base Cost	= 116.24	Lot Value	+	58,187			
Total Area	x 2,600	Indicated Value	=	380,267			
Adjusted Cost	= 302,224	Value Per SqFt		146.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,080		
Lot Value	58,187		
Indicated Value	380,267	146.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	380,267	146.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154350	10x5		50	26.77		1,339
PRCH	Slab Porch - Covered	154351	19x9		171	26.39		4,513



Rogers

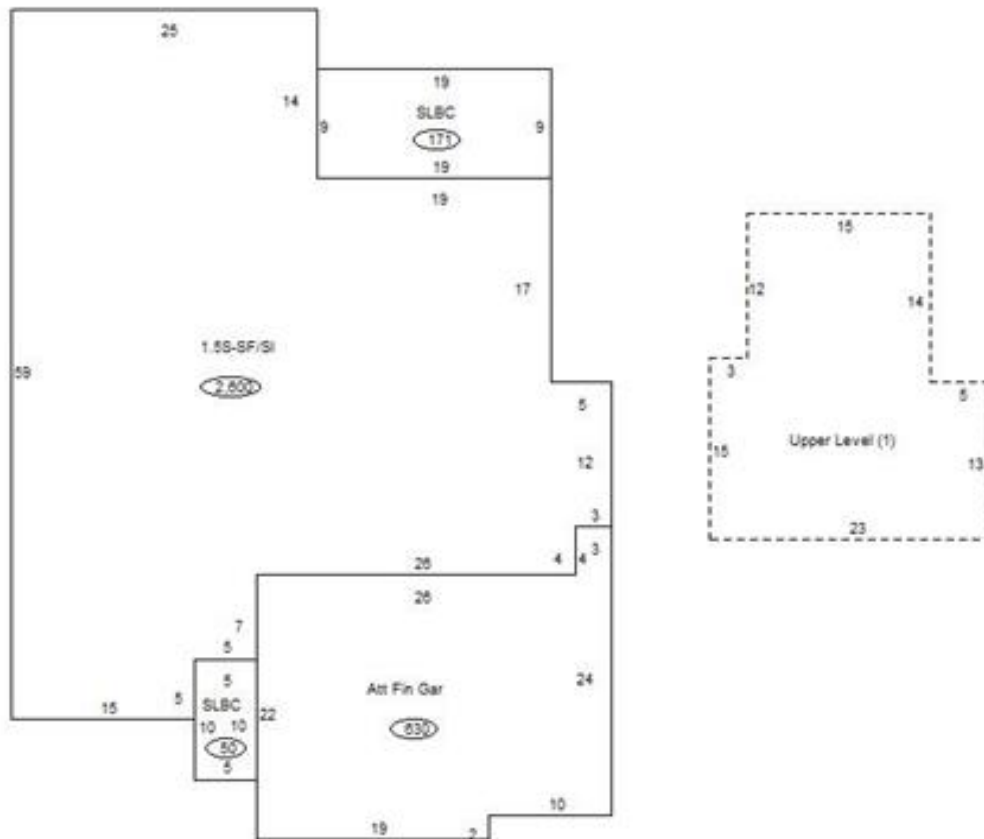
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Sketch Image

660103298



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	2,085	1.247	2,600
2	G	5		13	Att Fin Gar	630	1.000	630
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	171	1.000	171
5	U	^UL		13	Upper Level (1)	515	1.000	515
Total Building Area						2,085		2,600