



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image					
Account 660103299 Parcel ID 00000-0-0-0000860-001-0008 Cadastral ID 24-20-14-03080 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 02943 N FRONT RD Subdivision VALE AT REDBUD PHASE 1 (THE) Lot/Block 0008 / 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: 36.19717765 -95.76189351				Building Permits					
LOT 8 BLOCK 1 THE VALE AT REDBUD PHASE 1				Number	Description	Opened	Closed	Amount	
				R22 171359	R23- NEW SFR	02/2022	09/2022	200,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HENSLEY CUSTOM HOMES LLC	11/02/2022	0	4
					/	HENSLEY, DAVID & ASHLY D	11/02/2022	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	60,146	60,146	11%	6,616	Assessed	40,499	4,319.62
Year Frozen		Improvements	308,030	308,030		33,883	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	368,176	368,176		40,499	Total Taxable	40,499	4,320.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103299	HENSLEY PROPERTIES LLC			1	352,338	0	38,757	4,134.00
2024	2024-660103299	HENSLEY PROPERTIES LLC			1	363,851	0	40,023	4,222.00
2023	2023-660103299	HENSLEY PROPERTIES LLC			1	393,044	0	43,235	4,437.00
2022	2022-660103299	HENSLEY CUSTOM HOMES LLC			1	2,519	0	277	28.00
2021	2021-660103299	HENSLEY CUSTOM HOMES LLC			1	2,519	0	277	24.00
2020	2020-660103299	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	0.2305		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,041.00 x 5.99 = 60,146		
Factor Value			
Adjustments	1.0000		
Lot Value	60,146		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,664 / 2,401
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,664
Fixture/RghIn	12 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	647 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	322,892	134.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	365,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.55	Total Misc Impr	+ 12,130				
Roofing Adj	+ 3.38	Garage Cost	+ 24,534				
Subfloor Adj	+ -1.60	Total RCN	= 317,557				
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 9,527				
Plumbing Adj	+ 7.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 308,030				
Adj Base Cost	= 116.99	Lot Value	+ 60,146				
Total Area	x 2,401	Indicated Value	= 368,176				
Adjusted Cost	= 280,893	Value Per SqFt	153.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,030		
Lot Value	60,146		
Indicated Value	368,176	153.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	368,176	153.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155222	6x5		30	26.84		805
PRCH	Slab Porch - Covered	155223	18x13		234	26.20		6,131
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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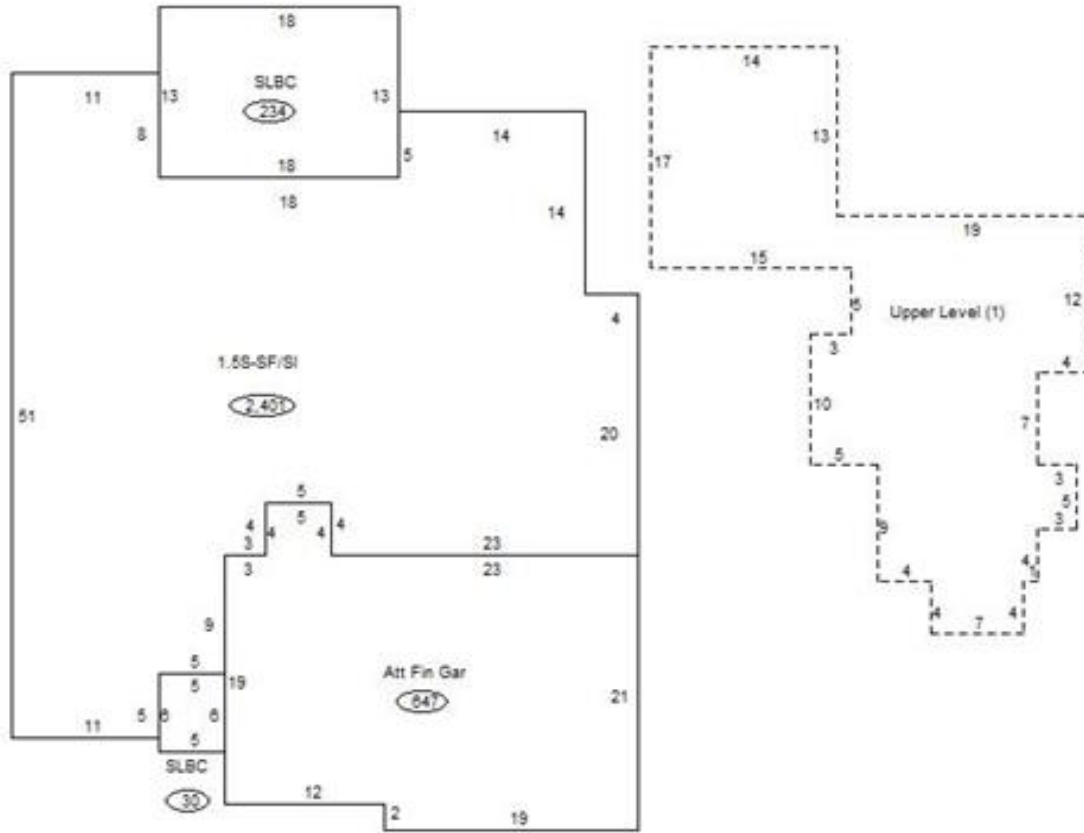
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Sketch Image

660103299



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	1,664	1.443	2,401
2	G	5		13	Att Fin Gar	647	1.000	647
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	234	1.000	234
5	U	^UL		13	Upper Level (1)	737	1.000	737
Total Building Area						1,664		2,401