



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:32:24  
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Assessment Data					Primary Image				
Account	660105651				<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-16\IMG_0041.JF 8/16/2022</p>				
Parcel ID	000000-0011-001-0-000-00								
Cadastral ID	27-21-14-08800								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	340182								
HENLEY, JAMES A & NIKI M									
14802 E 77TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	14802 E 77TH ST N								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0001 / 0011	Parcel Size	1 - Lots						
Sec/Twn/Rng	27 / 21 / 14 / 5								
Neighborhood	1087 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26431339 -95.80827960									
LOT 1 BLOCK 11 PRESLEY HOLLOW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 0449X	R23- NEW 2430 SQ FT SFR	08/2021	08/2022	171,765					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	11/15/2022	449,500	YES					
/	BLUE CHIP LAND CO LLC	07/26/2021	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	78,321	78,321	11%	8,615	Assessed	50,954 4,991.45	
Year Frozen		Improvements	394,978	384,899		42,339	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	473,299	463,220		50,954	Total Taxable	49,954 4,893.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105651	HENLEY, JAMES A & NIKI M	40	449,729	1000	48,470	4,748.00		
2024	2024-660105651	HENLEY, JAMES A & NIKI M	40	449,500	1000	48,445	4,654.00		
2023	2023-660105651	HENLEY, JAMES A & NIKI M	40	449,500	1000	48,445	4,540.00		
2022	2022-660105651	EXECUTIVE HOMES LLC	40	3,394	0	373	37.00		



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.214		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,321.00 x 6.00 = 55,926		
Factor Value			
Adjustments	1.4004		
Lot Value	78,321		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,498 / 2,498
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,498
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	692 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	395,352	158.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	528,900		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.36	Total Misc Impr	+ 18,102
Roofing Adj	+ 5.82	Garage Cost	+ 39,638
Subfloor Adj	+ -4.59	Total RCN	= 403,039
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 8,061
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 394,978
Adj Base Cost	= 138.23	Lot Value	+ 78,321
Total Area	x 2,498	Indicated Value	= 473,299
Adjusted Cost	= 345,299	Value Per SqFt	189.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	394,978		
Lot Value	78,321		
Indicated Value	473,299	189.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	473,299	189.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154766	314		314	31.89		10,013
PRCH	Slab Porch - Covered	154767	7x6		42	33.06		1,389
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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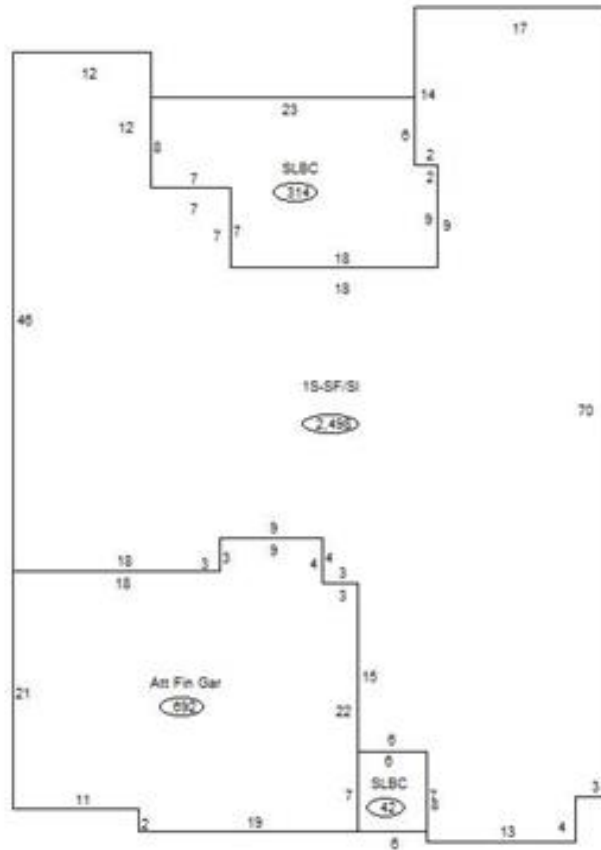
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Sketch Image

660105651



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,498	1.000	2,498
2	G	5		13	Att Fin Gar	692	1.000	692
3	M	PRCH		13	SLBC	314	1.000	314
4	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>2,498</b>		<b>2,498</b>