



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:08:43
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Assessment Data					Primary Image									
Account	660108204				No Image On File									
Parcel ID	000223-0008-009-0-000-00													
Cadastral ID	35-21-14-06560													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	311855													
HENSLEY CUSTOM HOMES LLC														
19929 E WOODHAVEN RD OWASSO OK 74055-0000														
Parcel Location														
Situs	17841 E PATRIOT DR													
Subdivision	COVES AT STONE CANYON PHASE I													
Lot/Block	0009 / 0008	Parcel Size 1 - Lots												
Sec/Twn/Rng	35 / 21 / 14 / 5													
Neighborhood	1041 - R-V01,4-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.24992841 -95.77758943														
LOT 9 BLOCK 8 THE COVES AT STONE CANYON PHASE I														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	MANCUSO, JOHN P &	12/09/2025	150,000	15					
					/	HENSLEY CUSTOM HOMES LLC	05/16/2024	150,000	YES					
					/	C.A.B.O. DEVELOPMENT COMPANY LI	04/22/2024	150,000	15					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax					
Remove Cap	2026		Land Value	150,000	150,000	11%	Assessed	16,500	1,790.88					
Year Frozen			Improvements	0	0		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	150,000	150,000		Total Taxable	16,500	1,791.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660108204	MANCUSO, JOHN P &			7	150,000	0	16,500	1,791.00					
2024	2024-660108204	MANCUSO, JOHN P &			7	8,341	0	918	101.00					



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Lot Data		Square-Foot - NBHD 1041 #1		Primary Image			
Lot Size	0	0					
Lot Count	1						
Units Buildable							
Non-Ag Acres	0.6754						
Topography							
Street Access							
Utilities							
Amenities	LOT TYPE		0				
	GATED		0				
Method	Square-Foot						
Base Lot Value	29,418.00 x 4.35 = 127,968						
Factor Value							
Adjustments	1.1722						
Lot Value	150,000						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	5 - Very Good			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code	AO3 Residential		
Exterior Wall				Adjusted R	0.8747		
Base/Total Area /				Indicated Value	191,914	Per SqFt	
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	1 2022 Residential		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	150,000		
Year/Eff Age /				Indicated Value	150,000	0.00 Per SqFt	
Cost Approach		Manual : 01/2025		Agland Value			
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	150,000	0.00 Total Value Per SqFt	
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 150,000				
Total Area	x	Indicated Value	= 150,000				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value