




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:54:57
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000335 Parcel ID 000000-00-0-00738-006-0012 Cadastral ID 01-20-15-05920 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 334681 BENTON, GREGORY & MARTHA WISE 9265 E CHERRY LANE CLAREMORE OK 74019-0000 Parcel Location Situs 09265 E CHERRY LN Subdivision SHEPHERD VALLEY Lot/Block 0012 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000335_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24608527 -95.66632971 LOT 12 BLOCK 6 SHEPHERD VALLEY																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		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																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>27,824</td> <td>27,824</td> <td>11%</td> <td>3,061</td> <td>Assessed</td> <td>17,663 1,839.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>133,010</td> <td>132,738</td> <td></td> <td>14,602</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>160,834</td> <td>160,562</td> <td></td> <td>17,663</td> <td>Total Taxable</td> <td>16,663 1,752.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2022	Land Value	27,824	27,824	11%	3,061	Assessed	17,663 1,839.28	Year Frozen	0	Improvements	133,010	132,738		14,602	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	TIF Project ID	0	Total Value	160,834	160,562		17,663	Total Taxable	16,663 1,752.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>TIDWELL, JEFFREY B & AUDREY</td> <td>06/09/2021</td> <td>169,000</td> <td>YES</td> </tr> <tr> <td>1090/606</td> <td>FREEMAN CONSTRUCTION CO</td> <td>09/22/1997</td> <td>71,167</td> <td>Yes</td> </tr> <tr> <td>1061/354</td> <td>VERDIGRIS VALLEY-CONSTRUCTION</td> <td>04/14/1997</td> <td>0</td> <td>No</td> </tr> <tr> <td>858/374</td> <td></td> <td></td> <td>190,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	TIDWELL, JEFFREY B & AUDREY	06/09/2021	169,000	YES	1090/606	FREEMAN CONSTRUCTION CO	09/22/1997	71,167	Yes	1061/354	VERDIGRIS VALLEY-CONSTRUCTION	04/14/1997	0	No	858/374			190,000	No																																										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2022	Land Value	27,824	27,824	11%	3,061	Assessed	17,663 1,839.28																																																																																																																	
Year Frozen	0	Improvements	133,010	132,738		14,602	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00																																																																																																																	
TIF Project ID	0	Total Value	160,834	160,562		17,663	Total Taxable	16,663 1,752.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	TIDWELL, JEFFREY B & AUDREY	06/09/2021	169,000	YES																																																																																																																					
1090/606	FREEMAN CONSTRUCTION CO	09/22/1997	71,167	Yes																																																																																																																					
1061/354	VERDIGRIS VALLEY-CONSTRUCTION	04/14/1997	0	No																																																																																																																					
858/374			190,000	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000335</td><td>BENTON, GREGORY &</td><td>80</td><td>155,886</td><td>1000</td><td>16,148</td><td>1,698.00</td></tr> <tr><td>2024</td><td>2024-660000335</td><td>BENTON, GREGORY &</td><td>80</td><td>168,782</td><td>0</td><td>18,566</td><td>1,779.00</td></tr> <tr><td>2023</td><td>2023-660000335</td><td>BENTON, GREGORY &</td><td>80</td><td>169,000</td><td>0</td><td>18,590</td><td>1,755.00</td></tr> <tr><td>2022</td><td>2022-660000335</td><td>BENTON, GREGORY &</td><td>80</td><td>169,000</td><td>0</td><td>18,590</td><td>1,787.00</td></tr> <tr><td>2021</td><td>2021-660000335</td><td>BENTON, GREGORY &</td><td>80</td><td>127,549</td><td>1000</td><td>12,488</td><td>1,179.00</td></tr> <tr><td>2020</td><td>2020-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>120,531</td><td>1000</td><td>12,096</td><td>1,145.00</td></tr> <tr><td>2019</td><td>2019-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>115,584</td><td>1000</td><td>11,714</td><td>1,126.00</td></tr> <tr><td>2018</td><td>2018-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>118,903</td><td>1000</td><td>11,833</td><td>1,138.00</td></tr> <tr><td>2017</td><td>2017-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>117,893</td><td>1000</td><td>11,459</td><td>1,105.00</td></tr> <tr><td>2016</td><td>2016-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>114,814</td><td>1000</td><td>11,096</td><td>1,074.00</td></tr> <tr><td>2015</td><td>2015-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>113,188</td><td>1000</td><td>10,744</td><td>1,048.00</td></tr> <tr><td>2014</td><td>2014-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>119,139</td><td>1000</td><td>10,402</td><td>960.00</td></tr> <tr><td>2013</td><td>2013-660000335</td><td>TIDWELL, JEFFREY B & AUDREY</td><td>80</td><td>112,209</td><td>1000</td><td>10,069</td><td>964.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000335	BENTON, GREGORY &	80	155,886	1000	16,148	1,698.00	2024	2024-660000335	BENTON, GREGORY &	80	168,782	0	18,566	1,779.00	2023	2023-660000335	BENTON, GREGORY &	80	169,000	0	18,590	1,755.00	2022	2022-660000335	BENTON, GREGORY &	80	169,000	0	18,590	1,787.00	2021	2021-660000335	BENTON, GREGORY &	80	127,549	1000	12,488	1,179.00	2020	2020-660000335	TIDWELL, JEFFREY B & AUDREY	80	120,531	1000	12,096	1,145.00	2019	2019-660000335	TIDWELL, JEFFREY B & AUDREY	80	115,584	1000	11,714	1,126.00	2018	2018-660000335	TIDWELL, JEFFREY B & AUDREY	80	118,903	1000	11,833	1,138.00	2017	2017-660000335	TIDWELL, JEFFREY B & AUDREY	80	117,893	1000	11,459	1,105.00	2016	2016-660000335	TIDWELL, JEFFREY B & AUDREY	80	114,814	1000	11,096	1,074.00	2015	2015-660000335	TIDWELL, JEFFREY B & AUDREY	80	113,188	1000	10,744	1,048.00	2014	2014-660000335	TIDWELL, JEFFREY B & AUDREY	80	119,139	1000	10,402	960.00	2013	2013-660000335	TIDWELL, JEFFREY B & AUDREY	80	112,209	1000	10,069	964.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000335	BENTON, GREGORY &	80	155,886	1000	16,148	1,698.00																																																																																																																		
2024	2024-660000335	BENTON, GREGORY &	80	168,782	0	18,566	1,779.00																																																																																																																		
2023	2023-660000335	BENTON, GREGORY &	80	169,000	0	18,590	1,755.00																																																																																																																		
2022	2022-660000335	BENTON, GREGORY &	80	169,000	0	18,590	1,787.00																																																																																																																		
2021	2021-660000335	BENTON, GREGORY &	80	127,549	1000	12,488	1,179.00																																																																																																																		
2020	2020-660000335	TIDWELL, JEFFREY B & AUDREY	80	120,531	1000	12,096	1,145.00																																																																																																																		
2019	2019-660000335	TIDWELL, JEFFREY B & AUDREY	80	115,584	1000	11,714	1,126.00																																																																																																																		
2018	2018-660000335	TIDWELL, JEFFREY B & AUDREY	80	118,903	1000	11,833	1,138.00																																																																																																																		
2017	2017-660000335	TIDWELL, JEFFREY B & AUDREY	80	117,893	1000	11,459	1,105.00																																																																																																																		
2016	2016-660000335	TIDWELL, JEFFREY B & AUDREY	80	114,814	1000	11,096	1,074.00																																																																																																																		
2015	2015-660000335	TIDWELL, JEFFREY B & AUDREY	80	113,188	1000	10,744	1,048.00																																																																																																																		
2014	2014-660000335	TIDWELL, JEFFREY B & AUDREY	80	119,139	1000	10,402	960.00																																																																																																																		
2013	2013-660000335	TIDWELL, JEFFREY B & AUDREY	80	112,209	1000	10,069	964.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:54:57
 Page 2

Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3757	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,367.00 x 1.70 = 27,824	
Factor Value		
Adjustments	1.0000	
Lot Value	27,824	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

660000335_001.JPG	9/28/2025
-------------------	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	166,536	123.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	172,040		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,550		
Lot Value	27,824		
Indicated Value	159,374	118.05	Per SqFt
Agland Value			
Site Improvements	1,460		
Total Value	160,834	119.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.93	Total Misc Impr	+	3,916			
Roofing Adj	+ 4.43	Garage Cost	+	15,166			
Subfloor Adj	+ -1.15	Total RCN	=	185,281			
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	53,731			
Plumbing Adj	+ 10.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,550			
Adj Base Cost	= 123.11	Lot Value	+	27,824			
Total Area	x 1,350	Indicated Value	=	159,374			
Adjusted Cost	= 166,199	Value Per SqFt		118.05			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1151	4x2		8	24.24		194
PATC	Patio - Covered	173924	22x10		220	16.92		3,722



Rogers

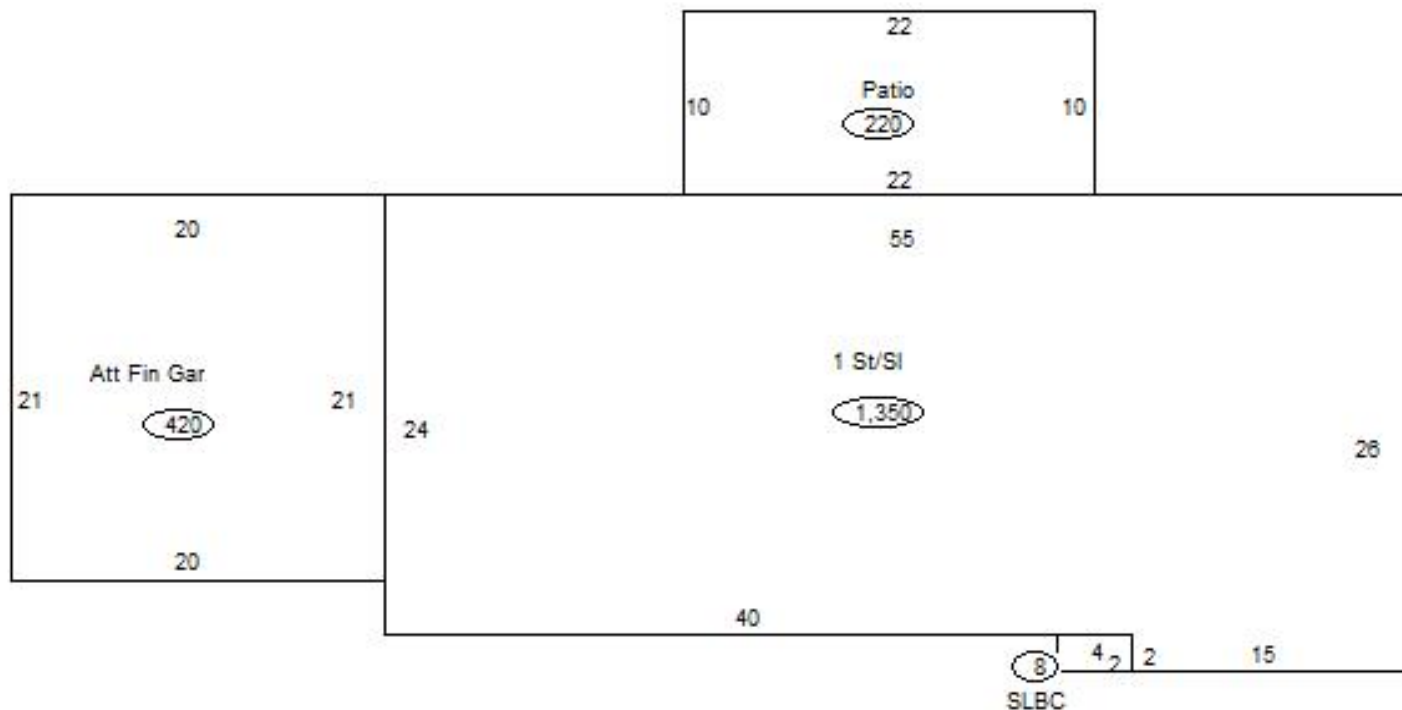
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:54:57
 Page 3

Sketch Image

660000335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,350	1.000	1,350
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PATC		13	Patio	220	1.000	220
Total Building Area						1,350		1,350



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:54:57
Page 4

660000335

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year	2013	Eff Age
Valuation Summary		Modifier Total		RCN	Depr (42% Phys/ % Func)	RCNLD
Base Cost (20.98 x 120)		2,518		2,518	1,058	1,460