



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:10:44  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000580 <b>Parcel ID</b> 21N15E-01-3-00000-000-0000 <b>Cadastral ID</b> 01-21-15-02700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 114914 BENNETT, LESLIE ANN TRUSTEE  9445 E 480 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09445 E 480 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.21 - Acres <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 3 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0318\IMG_0014. 3/18/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32255850 -95.66072194 W 100', E 342', S 528' SE SE SW																																																																																																																									
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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable	1.21		
Non-Ag Acres	1.2481		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	54,366.00 x 1.04 = 56,578		
Factor Value			
Adjustments	1.0000		
Lot Value	56,578		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0318\IMG\_0014. 3/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,218 / 2,722
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,218
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	309,839	113.83	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	98.56	Total Misc Impr	+	9,207	
Roofing Adj	+ 4.28	Garage Cost	+	21,495	
Subfloor Adj	+ -2.77	Total RCN	=	364,828	
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	-	156,876	
Plumbing Adj	+ 8.21	Lump Sums	+	3,359	
Basement Adj	+ 0.00	RCNLD	=	211,311	
Adj Base Cost	= 122.75	Lot Value	+	56,578	
Total Area	x 2,722	Indicated Value	=	267,889	
Adjusted Cost	= 334,126	Value Per SqFt		98.42	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,311		
Lot Value	56,578		
Indicated Value	267,889	98.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	267,889	98.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	1745		95	95	29.23		2,777
WODO	WOOD DECK - OPEN	1746	21x8		168	26.66	25%	3,359



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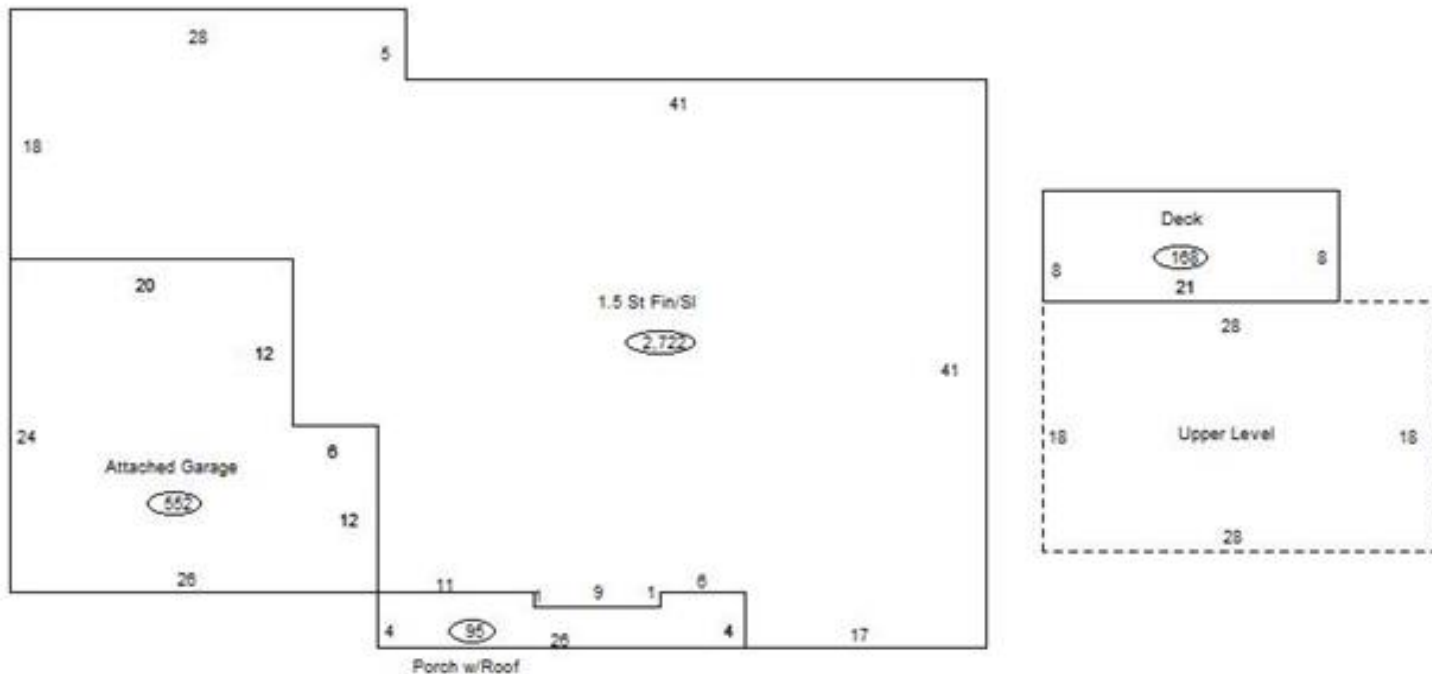
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### Sketch Image

660000580



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,218	1.227	2,722
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	95	1.000	95
4	M	WODO		13	WODO	168	1.000	168
5	U	^UL		13	Upper Level	504	1.000	504
<b>Total Building Area</b>						2,218		2,722



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						