



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:11:32  
 Page 1

Assessment Data	Primary Image																				
<b>Account</b> 660000596 <b>Parcel ID</b> 000000-00-0-00546-001-0015 <b>Cadastral ID</b> 01-21-15-03410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 277770 RUSSELL, BENJAMIN F &  ELIZABETH A TRUSTEES 9834 E NORTHGLEN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09834 E NORTHGLEN <b>Subdivision</b> NORTHAVEN 3 <b>Lot/Block</b> 0015 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S001 - CLAREMORE SCHOOLS	 <p style="text-align: right; color: orange;">03/16/2022 13:21</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0316\IMG_0054. 3/17/2022</p>																				
<b>Legal Description</b> Lat/Long: 36.33312485 -95.65386361 LOT 15 BLOCK 1 NORTHAVEN THIRD	<b>Building Permits</b> <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															
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<b>Exemptions</b> <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> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <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>1319/400</td> <td>FRUNZI, DONALD K</td> <td>09/19/2001</td> <td>107,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	1319/400	FRUNZI, DONALD K	09/19/2001	107,000	YES
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	
1319/400	FRUNZI, DONALD K	09/19/2001	107,000	YES																	

Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax		
Remove Cap	2002	Land Value	71,592	45,534	11%	5,009	Assessed	18,913	2,013.13	
Year Frozen	0	Improvements	129,270	126,406		13,904	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value	200,862	171,940		18,913	Total Taxable	17,913	1,921.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660000596	RUSSELL, BENJAMIN F &	8	194,317	1000	17,362	1,862.00	
2024	2024-660000596	RUSSELL, BENJAMIN F &	8	206,211	1000	16,828	1,805.00	
2023	2023-660000596	RUSSELL, BENJAMIN F &	8	168,531	1000	16,308	1,737.00	
2022	2022-660000596	RUSSELL, BENJAMIN F &	8	152,768	1000	15,804	1,693.00	
2021	2021-660000596	RUSSELL, BENJAMIN F &	8	157,949	1000	16,374	1,682.00	
2020	2020-660000596	RUSSELL, BENJAMIN F &	8	155,495	1000	15,949	1,698.00	
2019	2019-660000596	RUSSELL, BENJAMIN F &	8	149,593	1000	15,455	1,663.00	
2018	2018-660000596	RUSSELL, BENJAMIN F &	8	153,330	1000	15,866	1,705.00	
2017	2017-660000596	RUSSELL, BENJAMIN F &	8	152,083	1000	15,598	1,648.00	
2016	2016-660000596	RUSSELL, BENJAMIN F &	8	148,284	1000	15,114	1,644.00	
2015	2015-660000596	RUSSELL, BENJAMIN F &	8	144,876	1000	14,645	1,520.00	
2014	2014-660000596	RUSSELL, BENJAMIN F &	8	145,980	1000	14,189	1,495.00	
2013	2013-660000596	RUSSELL, BENJAMIN F &	8	139,965	1000	13,747	1,427.00	



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:11:32  
Page 2

Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1088	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,301.00 x 1.48 = 71,592	
Factor Value		
Adjustments	1.0000	
Lot Value	71,592	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Stone
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,700
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	97.01	Total Misc Impr	+ 12,941
Roofing Adj	+ 4.31	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 230,104
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 101,246
Plumbing Adj	+ 8.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 128,858
Adj Base Cost	= 119.93	Lot Value	+ 71,592
Total Area	x 1,700	Indicated Value	= 200,450
Adjusted Cost	= 203,881	Value Per SqFt	117.91

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	173,383 101.99 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	249,150 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	128,858
Lot Value	71,592
Indicated Value	200,450 117.91 Per SqFt
Agland Value	
Site Improvements	412
Total Value	200,862 118.15 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1806	6x6		36	24.16		870
PRCH	SLAB PORCH - COVERED	1807	30x10		300	23.25		6,975



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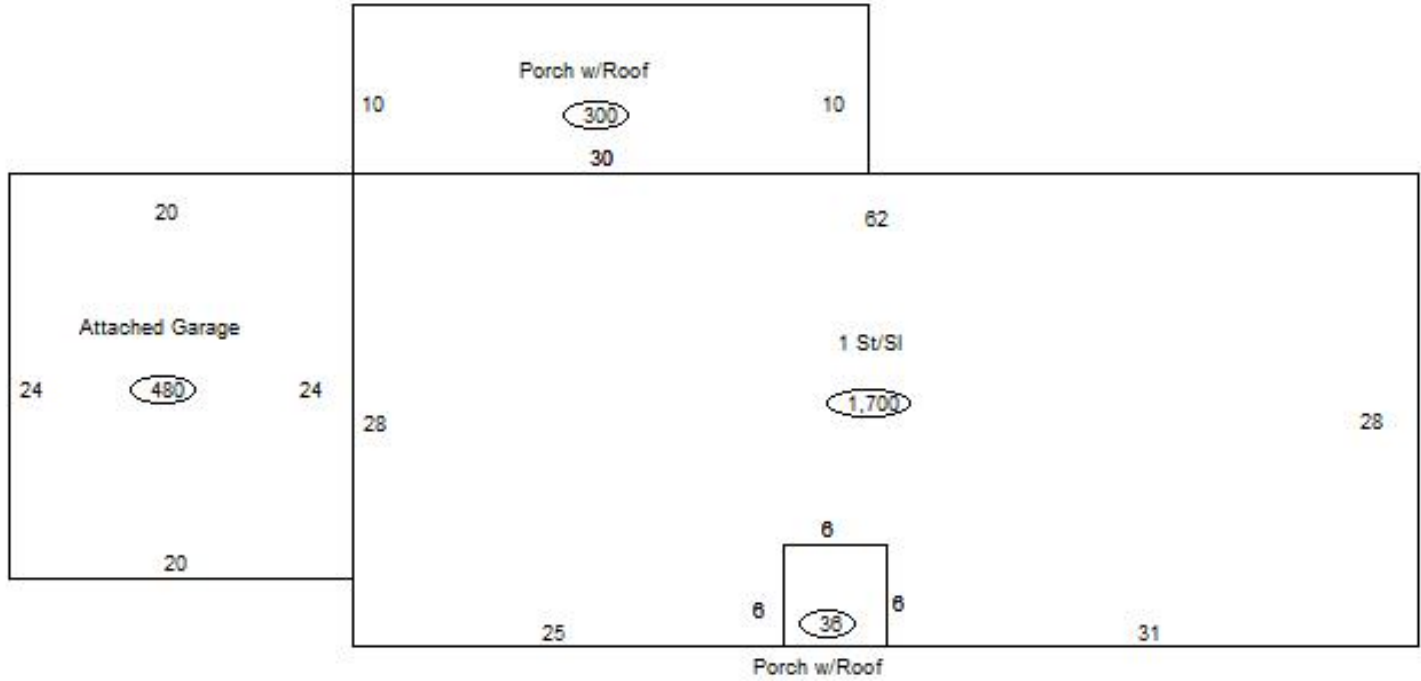
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Date 04/17/2026  
 Time 07:11:32  
 Page 3

Sketch Image

660000596



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,700	1.000	1,700
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	300	1.000	300
<b>Total Building Area</b>						<b>1,700</b>		<b>1,700</b>



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Date 04/17/2026  
Time 07:11:32  
Page 4

660000596

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 160)		749		749 337		412