



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:04
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Assessment Data					Primary Image																																																																																																																				
Account 660000731 Parcel ID 000000-00-0-00072-004-0002 Cadastral ID 01-22-15-02180 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 346810 BENCE, DUSTIN & SUSAN 9845 E MESA DR CLAREMORE OK 74017-0000 Parcel Location Situs 09845 E MESA DR Subdivision BRIARCLIFF ESTATES Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (34)\IMG_0004.JPG 3/29/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	21840		
Non-Ag Acres	0.5274		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,973.00 x 3.15 = 72,365		
Factor Value			
Adjustments	1.4197		
Lot Value	102,737		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,821 / 1,821
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,821
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	231,996 127.40 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	175,900 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	177,273
Lot Value	102,737
Indicated Value	280,010 153.77 Per SqFt
Agland Value	
Site Improvements	
Total Value	280,010 153.77 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.82	Total Misc Impr	+ 10,156
Roofing Adj	+ 4.79	Garage Cost	+ 20,220
Subfloor Adj	+ -2.29	Total RCN	= 260,696
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 83,423
Plumbing Adj	+ 8.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,273
Adj Base Cost	= 126.48	Lot Value	+ 102,737
Total Area	x 1,821	Indicated Value	= 280,010
Adjusted Cost	= 230,320	Value Per SqFt	153.77

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	2161		528	528	8.60		4,541



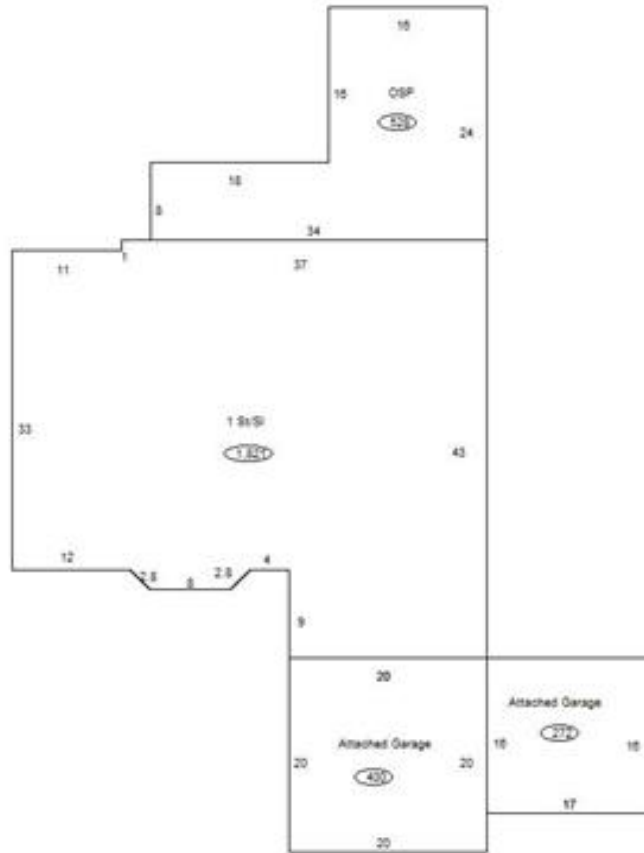
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Sketch Image

660000731



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,821	1.000	1,821
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	528	1.000	528
4	G	1		13	Attached Garage	272	1.000	272
Total Building Area						1,821		1,821