



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:49:30  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001361 <b>Parcel ID</b> 000000-00-0-00501-003-0012 <b>Cadastral ID</b> 02-20-16-03535 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 327129 BENINSKY, ANTHONY T & LUCITA FELIX  25265 E HACKAMORE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25265 S HACKAMORE RD E <b>Subdivision</b> MEADOWRANCH III <b>Lot/Block</b> 0012 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24540132 -95.57028595 LOT 12 BLOCK 3 MEADOWRANCH 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1287 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 49,165.00 x 1.23 = 60,707 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 60,707		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Masonry 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,214 / 1,214
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,214
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2006 / 15

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-31\IMG 8/31/2021

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	175,403	144.48	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	217,120		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	100.65	<b>Total Misc Impr</b>	+	3,126	
<b>Roofing Adj</b>	+ 4.55	<b>Garage Cost</b>	+	16,731	
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	174,181	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 18%)</b>	-	31,353	
<b>Plumbing Adj</b>	+ 11.60	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	142,828	
<b>Adj Base Cost</b>	= 127.12	<b>Lot Value</b>	+	60,707	
<b>Total Area</b>	x 1,214	<b>Indicated Value</b>	=	203,535	
<b>Adjusted Cost</b>	= 154,324	<b>Value Per SqFt</b>		167.66	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	142,828		
<b>Lot Value</b>	60,707		
<b>Indicated Value</b>	203,535	167.66	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,281		
<b>Total Value</b>	204,816	168.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3701	17x5		85	24.00		2,040
PATO	SLAB PORCH - OPEN	3702	10x10		100	10.86		1,086



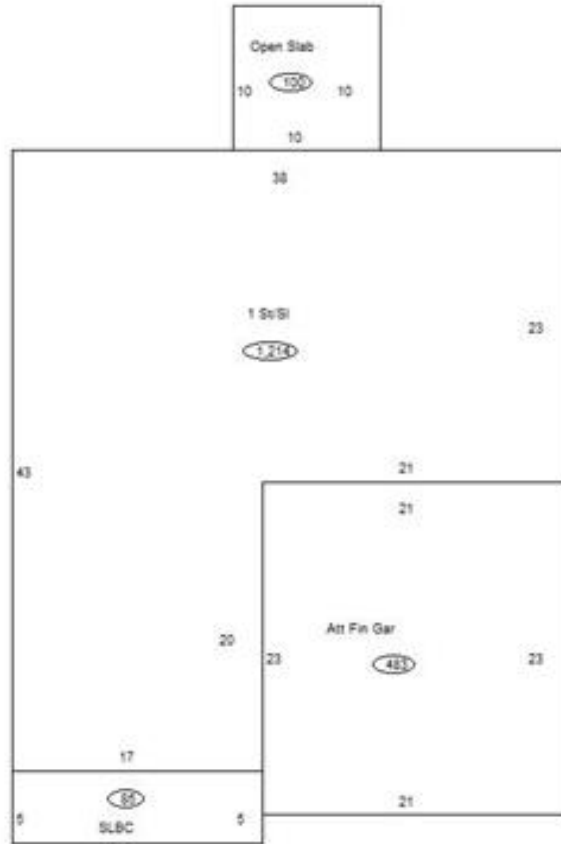
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,214	1.000	1,214
2	G	5		10	Att Fin Gar	483	1.000	483
3	M	PRCH		10	SLBC	85	1.000	85
4	M	PATO		10	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,214		1,214



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond 2	Year	2010	Eff Age 16

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	1,387
				1,281