



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660001528													
Parcel ID	21N16E-02-4-00000-000-0000													
Cadastral ID	02-21-16-01000													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	290455													
BENDER, MELVIN S &														
BONNIE J														
19772 4180 RD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	19772 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size 5 - Acres												
Sec/Twn/Rng	2 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description														
Lat/Long: 36.32497235 -95.56222107														
Building Permits														
N2 NE SE SE														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1728/529	HOLT, TOMMY M	10/06/2005	0	4										
1643/891	HOLT, CLARA M	12/13/2004	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	0	Land Value 83,757	52,092	11%	5,730	Assessed	17,860	1,483.27						
Year Frozen	0	Improvements 121,206	110,272		12,130	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-83.00						
TIF Project ID	0	Total Value 204,963	162,364		17,860	Total Taxable	16,860	1,400.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001528	BENDER, MELVIN S &	5	199,274	1000	16,340	1,357.00							
2024	2024-660001528	BENDER, MELVIN S &	5	202,842	1000	15,834	1,321.00							
2023	2023-660001528	BENDER, MELVIN S &	5	149,832	1000	15,345	1,278.00							
2022	2022-660001528	BENDER, MELVIN S &	5	144,260	1000	14,869	1,237.00							
2021	2021-660001528	BENDER, MELVIN S &	5	147,098	1000	15,181	1,288.00							
2020	2020-660001528	BENDER, MELVIN S &	5	146,965	1000	15,036	1,273.00							
2019	2019-660001528	BENDER, MELVIN S &	5	141,537	1000	14,569	1,262.00							
2018	2018-660001528	BENDER, MELVIN S &	5	151,347	1000	15,648	1,357.00							
2017	2017-660001528	BENDER, MELVIN S &	5	150,322	1000	15,535	1,267.00							
2016	2016-660001528	BENDER, MELVIN S &	5	147,281	1000	15,201	1,297.00							
2015	2015-660001528	BENDER, MELVIN S &	5	150,065	1000	15,507	1,310.00							
2014	2014-660001528	BENDER, MELVIN S &	5	154,381	1000	15,982	1,372.00							
2013	2013-660001528	BENDER, MELVIN S &	5	153,440	1000	15,878	1,383.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.014	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	218,409.00 x .38 = 83,757	
Factor Value		
Adjustments	1.0000	
Lot Value	83,757	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,968 / 1,968
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Carport - Gable Roof 2 Stalls
Remodel	
Year/Eff Age	1971 / 55



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,106	106.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	96.15	Total Misc Impr	+	28,558	
Roofing Adj	+ 4.07	Garage Cost	+	4,666	
Subfloor Adj	+ -1.08	Total RCN	=	263,775	
Heat/Cool Adj	+ 11.47	Depreciation ( 61%)	-	160,903	
Plumbing Adj	+ 6.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	102,872	
Adj Base Cost	= 117.15	Lot Value	+	83,757	
Total Area	x 1,968	Indicated Value	=	186,629	
Adjusted Cost	= 230,551	Value Per SqFt		94.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,872		
Lot Value	83,757		
Indicated Value	186,629	94.83	Per SqFt
Agland Value			
Site Improvements	18,334		
Total Value	204,963	104.15	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	4232	24x18		432	22.99		9,932
PRCH	SLAB PORCH - COVERED	4233	30x20		600	22.55		13,530



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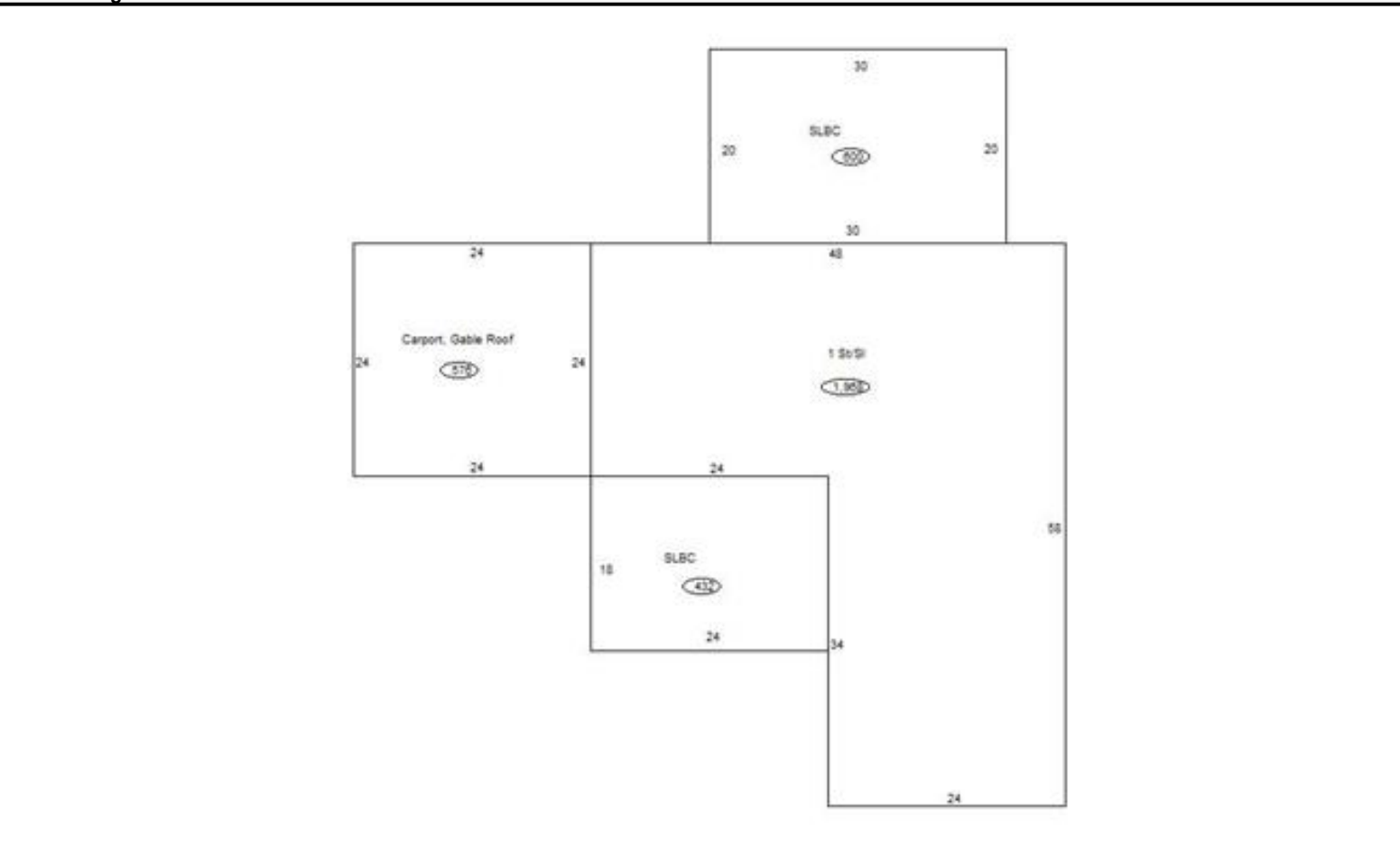
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,968	1.000	1,968
2	G	3		13	Carport, Gable Roof	576	1.000	576
3	M	PRCH		13	SLBC	432	1.000	432
4	M	PRCH		13	SLBC	600	1.000	600
<b>Total Building Area</b>						<b>1,968</b>		<b>1,968</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (50% Phys/ % Func)</b> 18,150	<b>RCNLD</b> 18,150
	LF	LOAFING SHED	0x0x0			108
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.26 x 108) 460		<b>Modifier Total</b>	<b>RCN</b> 460	<b>Depr (60% Phys/ % Func)</b> 276	<b>RCNLD</b> 184