



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	660002951				<p>660002951_001.JPG 11/14/2025</p>																																							
Parcel ID	000000-00-0-50030-001-0005																																											
Cadastral ID	04-19-17-05000																																											
Property Type	REAL - Real Property																																											
Property Class	URP	VI Area	3																																									
Tax Area	19 - INOLA OT																																											
Name ID	322375																																											
BENNER, CRAIG & TONI																																												
304 B ST NE INOLA OK 74036-0000																																												
Parcel Location																																												
Situs	00304 B ST																																											
Subdivision	FLEMING II																																											
Lot/Block	0005 / 0001	Parcel Size	1 - Lots																																									
Sec/Twn/Rng	4 / 19 / 17 / 5																																											
Neighborhood	1205 - R-V03-SE INOLA																																											
School District	S005 - INOLA SCHOOLS																																											
Legal Description Lat/Long: 36.15633846 -95.50989109																																												
Building Permits																																												
LOT 5 BLOCK 1 FLEMING II																																												
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																			
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812/512			43,000	No																																								
Parcel Valuation																																												
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																																				
Remove Cap	2018	Land Value	23,502	14,664	11%	1,613	Assessed	14,970	1,198.50																																			
Year Frozen	0	Improvements	143,612	121,431		13,357	Penalty	0																																				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00																																			
TIF Project ID	0	Total Value	167,114	136,095		14,970	Total Taxable	13,970	1,118.00																																			
Assessment History																																												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																					
2025	2025-660002951	BENNER, CRAIG & TONI	19	157,542	1000	13,534	1,084.00																																					
2024	2024-660002951	BENNER, CRAIG & TONI	19	164,916	0	14,111	1,135.00																																					
2023	2023-660002951	BENNER, CRAIG & TONI	19	122,176	0	13,439	1,082.00																																					
2022	2022-660002951	BENNER, CRAIG & TONI	19	120,328	0	13,236	1,074.00																																					
2021	2021-660002951	BENNER, CRAIG & TONI	19	128,964	0	14,186	1,137.00																																					
2020	2020-660002951	BENNER, CRAIG & TONI	19	126,752	0	13,943	1,126.00																																					
2019	2019-660002951	BENNER, CRAIG & TONI	19	121,811	0	13,399	1,107.00																																					
2018	2018-660002951	BENNER, CRAIG & TONI	19	127,210	0	13,993	1,168.00																																					
2017	2017-660002951	BENNER, CRAIG & TONI	19	126,080	0	13,869	1,167.00																																					
2016	2016-660002951	FORD, CHRISTOPHER KYLE	19	122,718	0	13,499	1,148.00																																					
2015	2015-660002951	FORD, CHRISTOPHER KYLE	19	119,929	0	13,192	1,145.00																																					
2014	2014-660002951	FORD, CHRISTOPHER KYLE	19	120,983	0	13,300	1,194.00																																					
2013	2013-660002951	FORD, CHRISTOPHER KYLE	19	115,149	0	12,666	1,067.00																																					



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2296	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,001.00 x 2.35 = 23,502	
Factor Value		
Adjustments	1.0000	
Lot Value	23,502	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,828 / 1,828
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,828
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	103.70	Total Misc Impr	+ 10,395
Roofing Adj	+ 4.53	Garage Cost	+ 0
Subfloor Adj	+ -2.08	Total RCN	= 247,066
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 106,238
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,828
Adj Base Cost	= 129.47	Lot Value	+ 23,502
Total Area	x 1,828	Indicated Value	= 164,330
Adjusted Cost	= 236,671	Value Per SqFt	89.90

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	163,139 89.24 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	117,770 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	140,828
Lot Value	23,502
Indicated Value	164,330 89.90 Per SqFt
Agland Value	
Site Improvements	2,784
Total Value	167,114 91.42 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	7456	20x6		120	26.55		3,186
PATO	SLAB PORCH - OPEN	7457	12x12		144	11.07		1,594



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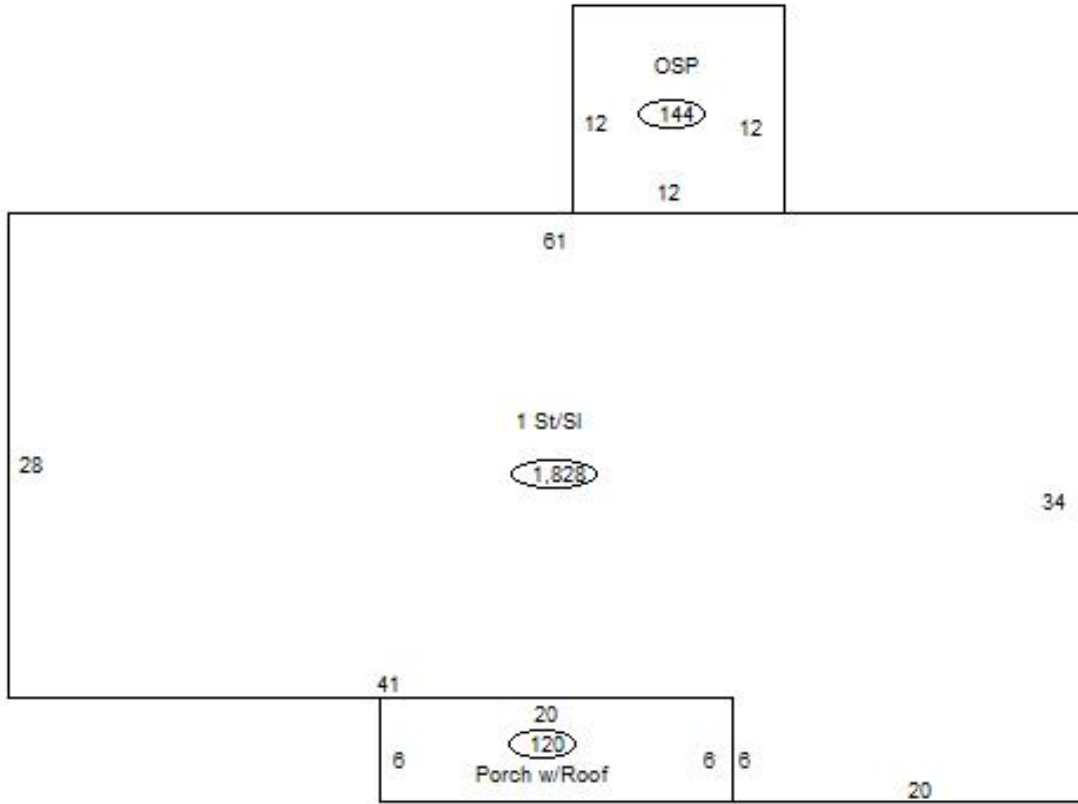
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Sketch Image

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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/Sl	1,828	1.000	1,828
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,828		1,828



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NCV	20x34x10	Concrete	Formed Metal	680
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ 100% Func)	RCNLD
	Base Cost (5.97 x 680)	4,060		4,060	4,060	
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	Qual	2	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (18.83 x 192)	3,615		3,615	831	2,784