




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:27:02
Page 1

Assessment Data					Primary Image														
Account 660003212 Parcel ID 000000-00-0-10240-004-0003 Cadastral ID 04-21-16-03940 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341476 BENTZ, MATTHEW 1507 N LOUISVILLE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01507 LOUISVILLE Subdivision MARLAR Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">04/11/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (168)\IMG_0019.JPG 4/12/2023</p>														
Legal Description Lat/Long: 36.32428480 -95.60045539																			
LOT 3 BLOCK 4 MARLAR					Building Permits <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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	FLIPSIDE INVESTMENTS LC	05/04/2023	260,000	YES										
					/	GREENBURG, JIM	11/04/2022	130,000	19										
					/	RNC PROPERTIES INC	11/04/2022	153,000	19										
					1320/362	BASSMANN, MARY DENA-TRUSTEE	09/20/2001	142,000	9										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024	Land Value	93,845	93,845	11%	10,323	Assessed	29,025	2,682.78										
Year Frozen	2014	Improvements	170,017	170,017		18,702	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	263,862	263,862		29,025	Total Taxable	29,025	2,683.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003212	BENTZ, MATTHEW			17	255,131	0	28,064	2,594.00										
2024	2024-660003212	BENTZ, MATTHEW			17	260,512	0	28,656	2,648.00										
2023	2023-660003212	BENTZ, MATTHEW			17	190,342	0	20,938	1,918.00										
2022	2022-660003212	GREENBURG, JIM			17	174,905	1000	12,946	1,198.00										
2021	2021-660003212	GREENBURG, JIM			17	181,329	1000	12,947	1,143.00										
2020	2020-660003212	GREENBURG, JIM			17	180,405	1000	12,946	1,185.00										
2019	2019-660003212	GREENBURG, JIM			17	126,783	1000	12,946	1,199.00										
2018	2018-660003212	GREENBURG, JIM			17	137,533	1000	13,233	1,223.00										
2017	2017-660003212	GREENBURG, JIM			17	136,454	1000	13,233	1,215.00										
2016	2016-660003212	GREENBURG, JIM			17	133,220	1000	13,233	1,242.00										
2015	2015-660003212	GREENBURG, JIM			17	129,392	1000	13,233	1,193.00										
2014	2014-660003212	GREENBURG, JIM			17	133,341	1000	13,668	1,267.00										
2013	2013-660003212	GREENBURG, JIM			17	142,125	1000	14,634	1,339.00										



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 Time 03:27:03
 Page 2

Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2615		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,389.00 x 5.15 = 58,653		
Factor Value			
Adjustments	1.6000		
Lot Value	93,845		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,082 / 2,082
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,082
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	231,740 111.31 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	239,600 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	170,017
Lot Value	93,845
Indicated Value	263,862 126.73 Per SqFt
Agland Value	
Site Improvements	
Total Value	263,862 126.73 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.51	Total Misc Impr	+ 15,261
Roofing Adj	+ 4.65	Garage Cost	+ 18,330
Subfloor Adj	+ -2.19	Total RCN	= 298,276
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 128,259
Plumbing Adj	+ 5.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,017
Adj Base Cost	= 127.13	Lot Value	+ 93,845
Total Area	x 2,082	Indicated Value	= 263,862
Adjusted Cost	= 264,685	Value Per SqFt	126.73

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	8276	19x8		152	26.45		4,020
PRCH	SLAB PORCH - COVERED	8277	23x6		138	26.50		3,657
PATO	SLAB PORCH - OPEN	144948	23x8		184	10.70		1,969



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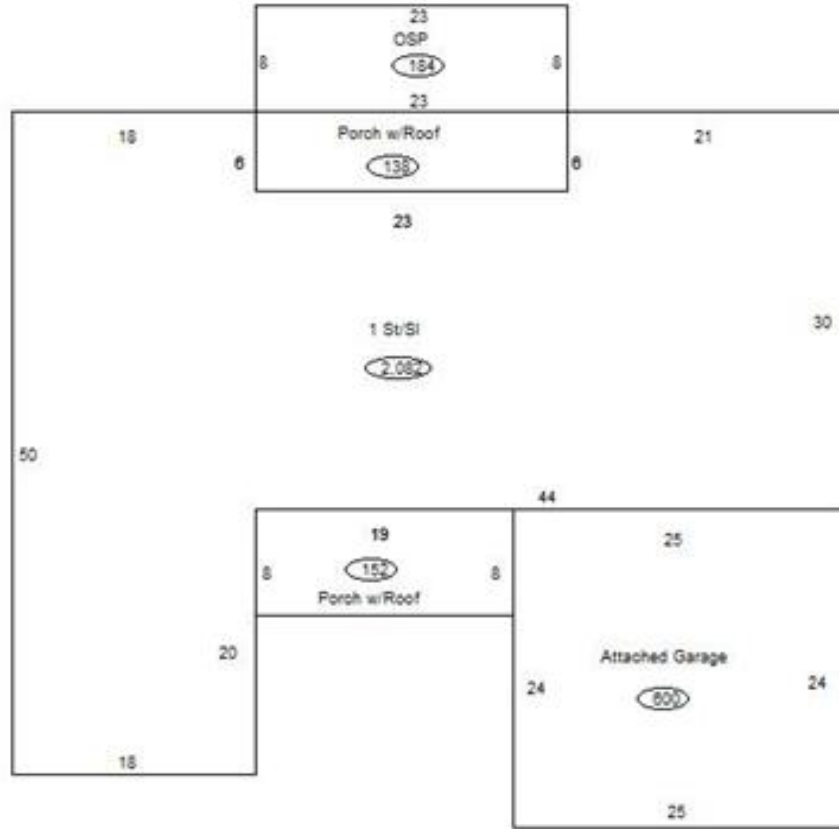
Date 04/17/2026

Time 03:27:03

Page 3

Sketch Image

660003212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,082	1.000	2,082
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	152	1.000	152
4	M	PRCH		13	SLBC	138	1.000	138
5	M	PATO		13	Open Slab	184	1.000	184
Total Building Area						2,082		2,082