




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 660003600 Parcel ID 000000-00-0-50090-002-0008 Cadastral ID 05-19-17-03850 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 338180 MANESS, BENJAMIN 30 ROPING ST INOLA OK 74036-0000 Parcel Location Situs 00030 ROPING ST Subdivision MARTINS RANCH ACRES Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660003600 11/13/25</p> <p>660003600_004.JPG 12/6/2025</p>														
Legal Description Lat/Long: 36.15050076 -95.52230133																			
LOT 8 BLOCK 2 MARTINS RANCH ACRES					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>R18</td> <td>R18-CHECK COMPLETION</td> <td>01/2016</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-CHECK COMPLETION	01/2016	12/2017	
Number	Description	Opened	Closed	Amount															
R18	R18-CHECK COMPLETION	01/2016	12/2017																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	SHANKS, APRIL &	04/25/2022	248,000	YES										
H	Homestead	No	1,000		2710/509	WALTRIP, AUSTIN E &	05/07/2018	187,000	YES										
					2663/456	MILLIGAN, CHARLES R & NATASHA R	09/25/2017	170,000	YES										
					2614/603	MILLIGAN, NATASHA &	02/14/2017	0	4										
					2466/935	HOUSEHOLD FINANCE CORP III	03/27/2015	45,500	3										
					2375/444	COX, DONALD R &	12/27/2013	0	3										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2023		Land Value	75,098	75,098	11%	8,261	Assessed	27,054 2,165.94										
Year Frozen	0		Improvements	188,107	170,848		18,793	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	263,205	245,946		27,054	Total Taxable	27,054 2,166.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003600	MANESS, BENJAMIN			19	234,235	0	25,766	2,063.00										
2024	2024-660003600	MANESS, BENJAMIN			19	272,856	0	28,644	2,303.00										
2023	2023-660003600	MANESS, BENJAMIN			19	248,000	0	27,280	2,197.00										
2022	2022-660003600	MANESS, BENJAMIN			19	214,549	0	23,439	1,901.00										
2021	2021-660003600	SHANKS, APRIL &			19	202,938	0	22,323	1,789.00										
2020	2020-660003600	SHANKS, APRIL &			19	199,525	0	21,948	1,773.00										
2019	2019-660003600	SHANKS, APRIL &			19	191,337	0	21,047	1,739.00										
2018	2018-660003600	SHANKS, APRIL &			19	169,591	0	18,655	1,557.00										
2017	2017-660003600	WALTRIP, AUSTIN E &			19	90,586	1000	8,964	754.00										
2016	2016-660003600	MILLIGAN, NATASHA &			19	88,577	1000	8,743	744.00										
2015	2015-660003600	MILLIGAN, NATASHA &			19	158,632	0	17,106	1,484.00										
2014	2014-660003600	HOUSEHOLD FINANCE CORP III			19	159,908	0	16,292	1,463.00										
2013	2013-660003600	COX, DONALD R &			19	141,055	0	15,516	1,307.00										



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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9121 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 39,732.00 x 1.89 = 75,098 Factor Value Adjustments 1.0000 Lot Value 75,098		<p>660003600 11/13/25</p> <p>660003600_004.JPG 12/6/2025</p>

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	2,431 / 2,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	483 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1971 / 41

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 241,845 99.48 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 239,500 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.72	Total Misc Impr	+ 25,264	Roofing Adj	+ 4.53	Garage Cost	+ 19,421
Subfloor Adj	+ 0.00	Total RCN	= 352,741	Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 165,788
Plumbing Adj	+ 5.83	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 186,953
Adj Base Cost	= 126.72	Lot Value	+ 75,098	Total Area	x 2,431	Indicated Value	= 262,051
		Value Per SqFt	107.80	Adjusted Cost	= 308,056		

Value Reconciliation
Selected Approach Cost Approach Improvements 186,953 Lot Value 75,098 Indicated Value 262,051 107.80 Per SqFt Agland Value Site Improvements 1,154 Total Value 263,205 108.27 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	8860	14x9		126	26.54		3,344
PRCH	SLAB PORCH - COVERED	8861	9x6		54	26.76		1,445
PATO	SLAB PORCH - OPEN	8862	28x10		280	9.21		2,579
PATC	Patio - Covered	8863	34x24		816	15.05		12,281



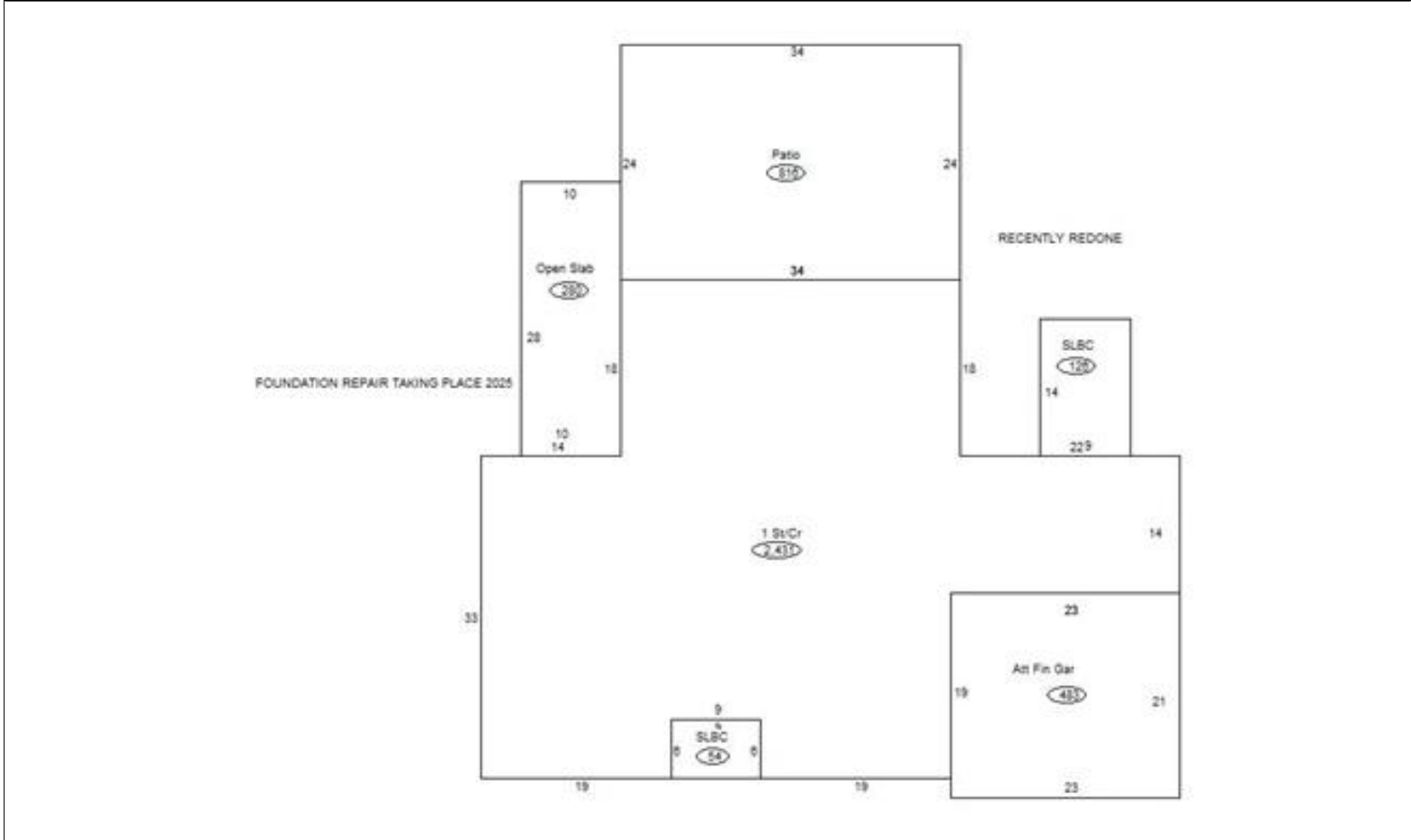
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,431	1.000	2,431
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	54	1.000	54
5	M	PATO		13	Open Slab	280	1.000	280
6	M	PATC		13	Patio	816	1.000	816
7	N	0		13	RECENTLY REDONE		0.000	
8	N	0		13	FOUNDATION REPAIR TAKING PLACE 2025		0.000	
Total Building Area						2,431		2,431



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	2	Cond 3	Year 2000	Eff Age 20	
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (20.11 x 140)		2,815		2,815	1,661	1,154