



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660004897 <b>Parcel ID</b> 000000-00-0-00252-003-0006 <b>Cadastral ID</b> 06-20-16-04780 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 180044 BENDABOUT, ROBERT  TRUSTEE 10705 E FIRST ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10705 E FIRST ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0006 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-27\IMG 9/27/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.24856665 -95.64111387																																																						
LOT 6 BLOCK 3 DIXIE ESTATES					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000																																																		
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 72,697</td> <td>32,681</td> <td>11%</td> <td>3,595</td> <td>Assessed</td> <td>9,774</td> <td>1,017.78</td> </tr> <tr> <td>Year Frozen</td> <td>2012</td> <td>Improvements 124,953</td> <td>56,172</td> <td> </td> <td>6,179</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-87.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 197,650</td> <td>88,853</td> <td> </td> <td>9,774</td> <td>Total Taxable</td> <td>8,774</td> <td>931.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	0	Land Value 72,697	32,681	11%	3,595	Assessed	9,774	1,017.78	Year Frozen	2012	Improvements 124,953	56,172		6,179	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	TIF Project ID	0	Total Value 197,650	88,853		9,774	Total Taxable	8,774	931.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004897	BENDABOUT, ROBERT	80	182,597	1000	8,773	931.00																																															
2024	2024-660004897	BENDABOUT, ROBERT	80	175,876	1000	8,774	852.00																																															
2023	2023-660004897	BENDABOUT, ROBERT	80	124,311	1000	8,774	839.00																																															
2022	2022-660004897	BENDABOUT, ROBERT	80	120,580	1000	8,773	854.00																																															
2021	2021-660004897	BENDABOUT, ROBERT	80	126,330	1000	8,774	832.00																																															
2020	2020-660004897	BENDABOUT, ROBERT	80	127,370	1000	8,773	833.00																																															
2019	2019-660004897	BENDABOUT, ROBERT	80	121,450	1000	8,774	846.00																																															
2018	2018-660004897	BENDABOUT, ROBERT	80	126,624	1000	8,774	847.00																																															
2017	2017-660004897	BENDABOUT, ROBERT	80	140,622	1000	8,774	849.00																																															
2016	2016-660004897	BENDABOUT, ROBERT	80	137,138	1000	8,774	851.00																																															
2015	2015-660004897	BENDABOUT, ROBERT	80	133,235	1000	8,774	858.00																																															
2014	2014-660004897	BENDABOUT, ROBERT	80	135,695	1000	8,774	812.00																																															
2013	2013-660004897	BENDABOUT, ROBERT	80	125,686	1000	8,774	841.00																																															



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9000 <b>Non-Ag Acres</b> 1.0945 <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> 47,675.00 x 1.52 = 72,697 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,697		

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Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Plywood or Ha
<b>Base/Total Area</b>	1,639 / 1,639
<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>	1,639
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 37

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>	163,188	99.57	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	198,400		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.42	<b>Total Misc Impr</b>	+ 12,160				
<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+ 16,207				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 227,850				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	- 104,811				
<b>Plumbing Adj</b>	+ 5.63	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 123,039				
<b>Adj Base Cost</b>	= 121.71	<b>Lot Value</b>	+ 72,697				
<b>Total Area</b>	x 1,639	<b>Indicated Value</b>	= 195,736				
<b>Adjusted Cost</b>	= 199,483	<b>Value Per SqFt</b>	119.42				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	123,039		
<b>Lot Value</b>	72,697		
<b>Indicated Value</b>	195,736	119.42	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,914		
<b>Total Value</b>	197,650	120.59	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	12365	27x6		162	23.71		3,841
PATO	Patio - Open	184557	22x18		396	8.14		3,223



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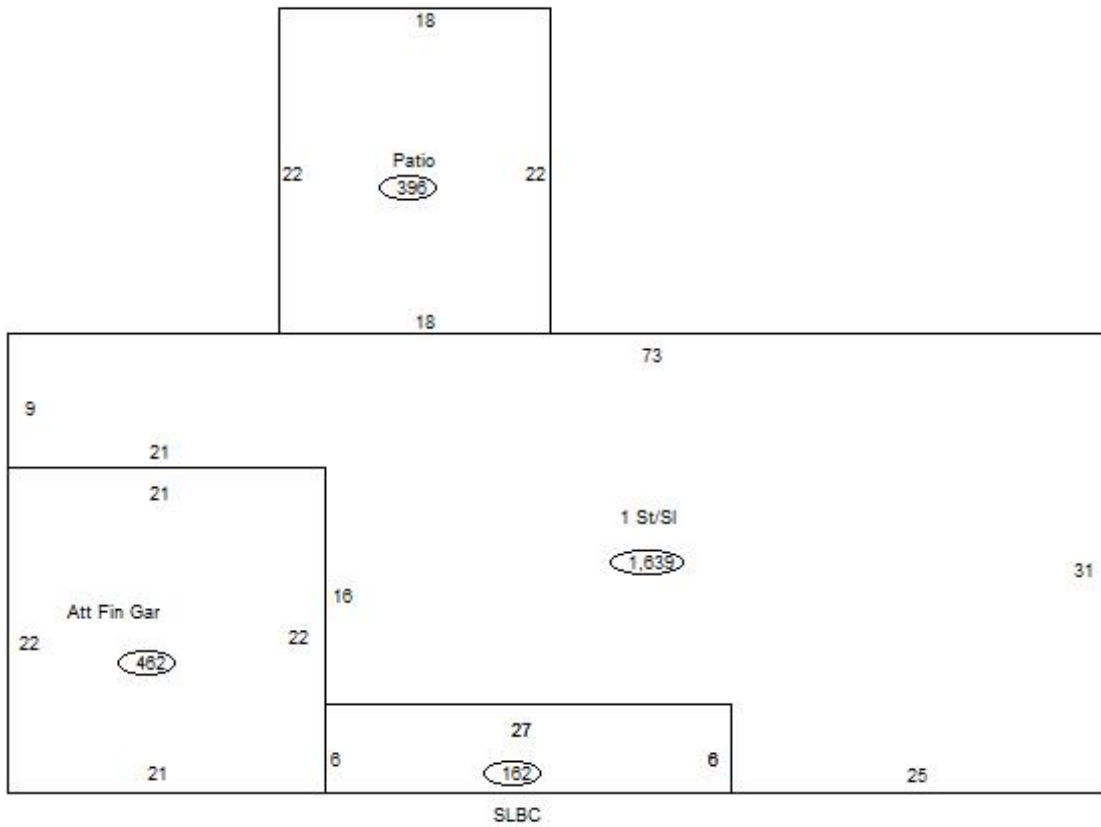
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Sketch Image

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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	1,639	1.000	1,639
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PATO		13	Patio	396	1.000	396
<b>Total Building Area</b>						1,639		1,639



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x6	Concrete	Composition Shingle	140
	Qual 4	Cond 6	Year 1975	Eff Age 15		

Valuation Summary	Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
Base Cost (27.90 x 140)	3,906		3,906	1,914