



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:35:53
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Assessment Data					Primary Image																																																	
Account 660006130 Parcel ID 000000-00-0-10165-002-0003 Cadastral ID 07-21-16-03130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 328036 BENGE, CHARLES 514 STONEHAVEN DR CLAREMORE OK 74017-0000 Parcel Location Situs 00514 STONEHAVEN DR Subdivision HIGHLANDS THE II Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (191)\IMG_0081.JPG 5/16/2023</p>																																																	
Legal Description Lat/Long: 36.30903410 -95.64835458																																																						
LOT 3 BLOCK 2 HIGHLANDS II					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	CLARK, PAULA M	06/20/2019	155,000	YES																																													
					1934/950	TODD, GREGORY & SUSAN M	02/22/2008	144,000	YES																																													
					1397/52	LOKER, JEFFREY B & HOLLI D	08/08/2002	115,000	YES																																													
					1026/223	SHELTON, GAYLYN B	05/20/1996	95,000	Yes																																													
					846/743			81,500	No																																													
Parcel Valuation					<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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value</td> <td>38,209</td> <td>38,209</td> <td>11%</td> <td>4,203</td> <td>Assessed</td> <td>17,896 1,654.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>124,480</td> <td>124,480</td> <td> </td> <td>13,693</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>162,689</td> <td>162,689</td> <td> </td> <td>17,896</td> <td>Total Taxable</td> <td>16,896 1,562.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value	38,209	38,209	11%	4,203	Assessed	17,896 1,654.13	Year Frozen	0	Improvements	124,480	124,480		13,693	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	162,689	162,689		17,896	Total Taxable	16,896 1,562.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006130	BENGE, CHARLES	17	160,667	1000	16,673	1,541.00																																															
2024	2024-660006130	BENGE, CHARLES	17	162,240	1000	16,847	1,557.00																																															
2023	2023-660006130	BENGE, CHARLES	17	181,034	0	18,264	1,673.00																																															
2022	2022-660006130	BENGE, CHARLES	17	158,128	0	17,394	1,610.00																																															
2021	2021-660006130	BENGE, CHARLES	17	156,148	0	17,176	1,517.00																																															
2020	2020-660006130	BENGE, CHARLES	17	153,575	0	16,893	1,547.00																																															
2019	2019-660006130	BENGE, CHARLES	17	148,945	0	16,384	1,517.00																																															
2018	2018-660006130	CLARK, PAULA M	17	153,296	0	16,863	1,558.00																																															
2017	2017-660006130	CLARK, PAULA M	17	152,025	0	16,723	1,536.00																																															
2016	2016-660006130	CLARK, PAULA M	17	148,008	0	16,281	1,528.00																																															
2015	2015-660006130	CLARK, PAULA M	17	144,220	0	15,864	1,431.00																																															
2014	2014-660006130	CLARK, PAULA M	17	146,289	0	15,493	1,437.00																																															
2013	2013-660006130	CLARK, PAULA M	17	139,066	0	14,755	1,350.00																																															



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	25000		
Non-Ag Acres	0.2114		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,207.00 x 4.15 = 38,209		
Factor Value			
Adjustments	1.0000		
Lot Value	38,209		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	684 / 1,645
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	684
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	185,077 112.51 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	229,910 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,480
Lot Value	38,209
Indicated Value	162,689 98.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	162,689 98.90 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.10	Total Misc Impr	+	8,055
Roofing Adj	+ 2.31	Garage Cost	+	15,553
Subfloor Adj	+ -0.61	Total RCN	=	207,897
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	85,238
Plumbing Adj	+ 10.76	Lump Sums	+	1,821
Basement Adj	+ 0.00	RCNLD	=	124,480
Adj Base Cost	= 112.03	Lot Value	+	38,209
Total Area	x 1,645	Indicated Value	=	162,689
Adjusted Cost	= 184,289	Value Per SqFt		98.90

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	14631		124	124	23.86		2,959
WODO	WOOD DECK - OPEN	14632	16x10		160	22.76	50%	1,821

