



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 | 660008488 | | | | | | | | |
| Parcel ID | 21N15E-09-2-00000-000-0000 | | | | | | | | |
| Cadastral ID | 09-21-15-01800 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RR | VI Area 4 | | | | | | | |
| Tax Area | 7 - OWASSO/LIMESTONE FIRE | | | | | | | | |
| Name ID | 268830 | | | | | | | | |
| BENNETT, LANCE K | | | | | | | | | |
| 6511 E HWY 20 CLAREMORE OK 74019-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 06511 E HWY 20 | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 12 - Acres | | | | | | |
| Sec/Twn/Rng | 9 / 21 / 15 / 2 | | | | | | | | |
| Neighborhood | 6070 - UNPLATTED | | | | | | | | |
| School District | S021 - OWASSO SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.31690717 -95.71422298 | | | | | | | | | |
| E 491.32' N 1064' SE NW LESS TR COMMENCING FROM SW/C OF ABOVE TR TH N 88-41-17 E ALG S/L OF TR 21.77'; TH N 40-39- 34 W 303.15'; TH S 49-20-26 W 5' TO POB TH N 49-20-26 E 10'; N 40-39-34 W 10'; S 49-20-26 W 10'; TH S 40-39-34 E 20' TO POB | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R24 013 | R25 NEW DTCH ACC BLDG 30X40 | 02/2024 | 03/2024 | 38,865 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 1184/737 | MARTINDALE, JORY L | 07/23/1999 | 73,000 | Yes | | | | | |
| 1011/13 | VIVION, JEFFREY DWAYNE & | 12/11/1995 | 53,500 | Yes | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | |
| Remove Cap | 2000 | Land Value | 177,569 | 32,522 | 11% | 3,577 | Assessed | 21,752 2,360.92 | |
| Year Frozen | 0 | Improvements | 227,750 | 165,229 | | 18,175 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | |
| TIF Project ID | 0 | Total Value | 405,319 | 197,751 | | 21,752 | Total Taxable | 21,752 2,361.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660008488 | BENNETT, LANCE K | 7 | 357,454 | 0 | 20,716 | 2,248.00 | | |
| 2024 | 2024-660008488 | BENNETT, LANCE K | 7 | 329,698 | 0 | 15,889 | 1,753.00 | | |
| 2023 | 2023-660008488 | BENNETT, LANCE K | 7 | 137,568 | 0 | 15,132 | 1,634.00 | | |
| 2022 | 2022-660008488 | BENNETT, LANCE K | 7 | 134,886 | 0 | 14,837 | 1,666.00 | | |
| 2021 | 2021-660008488 | BENNETT, LANCE K | 7 | 142,224 | 0 | 15,645 | 1,736.00 | | |
| 2020 | 2020-660008488 | BENNETT, LANCE K | 7 | 141,553 | 0 | 15,565 | 1,726.00 | | |
| 2019 | 2019-660008488 | BENNETT, LANCE K | 7 | 134,759 | 0 | 14,823 | 1,645.00 | | |
| 2018 | 2018-660008488 | BENNETT, LANCE K | 7 | 141,673 | 0 | 15,584 | 1,674.00 | | |
| 2017 | 2017-660008488 | BENNETT, LANCE K | 7 | 140,545 | 0 | 15,460 | 1,675.00 | | |
| 2016 | 2016-660008488 | BENNETT, LANCE K | 7 | 137,125 | 0 | 15,084 | 1,635.00 | | |
| 2015 | 2015-660008488 | BENNETT, LANCE K | 7 | 134,939 | 0 | 14,748 | 1,610.00 | | |
| 2014 | 2014-660008488 | BENNETT, LANCE K | 7 | 138,848 | 0 | 14,046 | 1,545.00 | | |
| 2013 | 2013-660008488 | BENNETT, LANCE K | 7 | 133,031 | 0 | 13,377 | 1,444.00 | | |



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| Lot Data | Square-Foot - UNPLATTED (ACRES) | Primary Image |
|-----------------|---------------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 12 | |
| Non-Ag Acres | 12.0214 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 523,653.00 x .34 = 177,569 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 177,569 | |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% Two Story |
| Exterior Wall | 100% Frame, Siding, Wood |
| Base/Total Area | 1,764 / 2,788 |
| Style | 100% Two Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 1,764 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1984 / 32 |



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| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 281,897 | 101.11 | Per SqFt |

| Direct Comparables | |
|--------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 181,707 | | |
| Lot Value | 177,569 | | |
| Indicated Value | 359,276 | 128.87 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 46,043 | | |
| Total Value | 405,319 | 145.38 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 78.99 | Total Misc Impr | + | 9,288 | | | |
| Roofing Adj | + 3.41 | Garage Cost | + | | | | |
| Subfloor Adj | + -1.36 | Total RCN | = | 285,997 | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (40%) | - | 114,399 | | | |
| Plumbing Adj | + 5.57 | Lump Sums | + | 10,109 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 181,707 | | | |
| Adj Base Cost | = 99.25 | Lot Value | + | 177,569 | | | |
| Total Area | x 2,788 | Indicated Value | = | 359,276 | | | |
| Adjusted Cost | = 276,709 | Value Per SqFt | | 128.87 | | | |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 19704 | 24x15 | | 360 | 25.80 | | 9,288 |
| BALW | BALCONY - WOOD | 19706 | 24x15 | | 360 | 28.08 | | 10,109 |



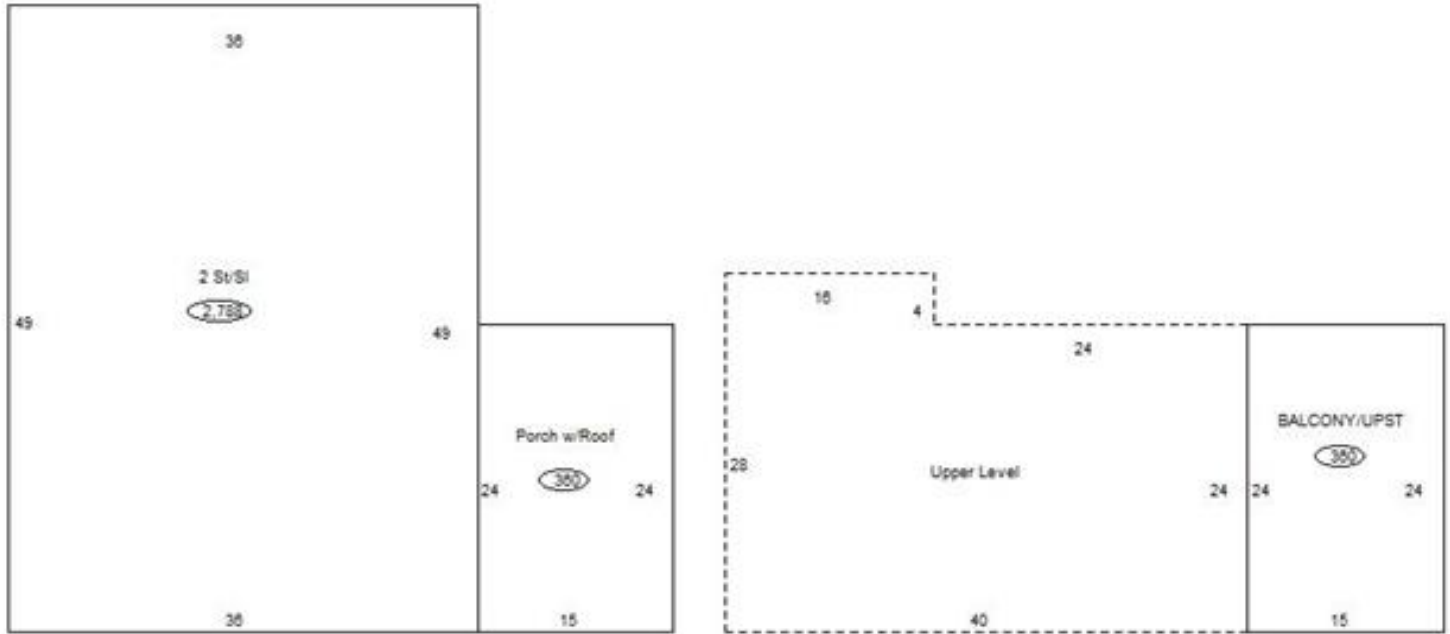
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 2 | Slab | 13 | 2 St/Sl | 1,764 | 1.581 | 2,788 |
| 2 | M | PRCH | | 13 | SLBC | 360 | 1.000 | 360 |
| 3 | U | ^UL | Overhang | 13 | Upper Level | 1,024 | 1.000 | 1,024 |
| 4 | M | BALW | | 13 | Balcony | 360 | 1.000 | 360 |
| Total Building Area | | | | | | 1,764 | | 2,788 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|---------------------------|----------------------|-----------------------|------------|---------------------------------|--------------|
|  | UTIL | Shop Building | 40x30x12 | Concrete | Formed Metal | 1,200 |
| | Qual | 3 | Cond 3 | Year 2024 | Eff Age 2 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (3% Phys/ % Func) | RCNLD |
| | Base Cost (31.23 x 1,200) | | 37,476 | 37,476 | 1,124 | 36,352 |
|  | CPAT | Carport - Attached | 15x30x12 | Concrete | Formed Metal | 450 |
| | Qual | 3 | Cond 3 | Year 2024 | Eff Age 2 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (12% Phys/ % Func) | RCNLD |
| | Base Cost (10.19 x 450) | | 4,586 | 4,586 | 550 | 4,036 |
|  | PRCH | Slab Porch - Covered | 6x40x12 | Concrete | Formed Metal | 240 |
| | Qual | 3 | Cond 3 | Year 2024 | Eff Age 2 | |
| | Valuation Summary | | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD |
| | Base Cost (26.18 x 240) | | 6,283 | 6,283 | 628 | 5,655 |
|  | STF | STG FAIR | 0x0x0 | | | |
| | Qual | | Cond | Year | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x) | | | | | |