



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:23:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010847 Parcel ID 000000-00-0-10210-004-0014 Cadastral ID 10-21-16-07150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 297775 BENSON, CHARLES EDWARD C/O DIANE A BENSON 1126 OKLAHOMA PLACE CLAREMORE OK 74017-0000 Parcel Location Situs 01126 N OKLAHOMA PL Subdivision JEAN ANN Lot/Block 0014 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31667554 -95.59389849																																																																																																																									
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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2437		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,616.00 x 5.45 = 57,857		
Factor Value			
Adjustments	1.0000		
Lot Value	57,857		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,039 / 1,039
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	87,346	84.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	132,270		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	83.74	Total Misc Impr	+	1,240	
Roofing Adj	+ 4.02	Garage Cost	+	10,636	
Subfloor Adj	+ 2.55	Total RCN	=	123,184	
Heat/Cool Adj	+ 9.48	Depreciation (52%)	-	64,056	
Plumbing Adj	+ 7.34	Lump Sums	+	1,757	
Basement Adj	+ 0.00	RCNLD	=	60,885	
Adj Base Cost	= 107.13	Lot Value	+	57,857	
Total Area	x 1,039	Indicated Value	=	118,742	
Adjusted Cost	= 111,308	Value Per SqFt		114.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,885		
Lot Value	57,857		
Indicated Value	118,742	114.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	118,742	114.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25965	17x4		68	18.23		1,240
WODO	WOOD DECK - OPEN	25966	20x10		200	17.57	50%	1,757



Rogers

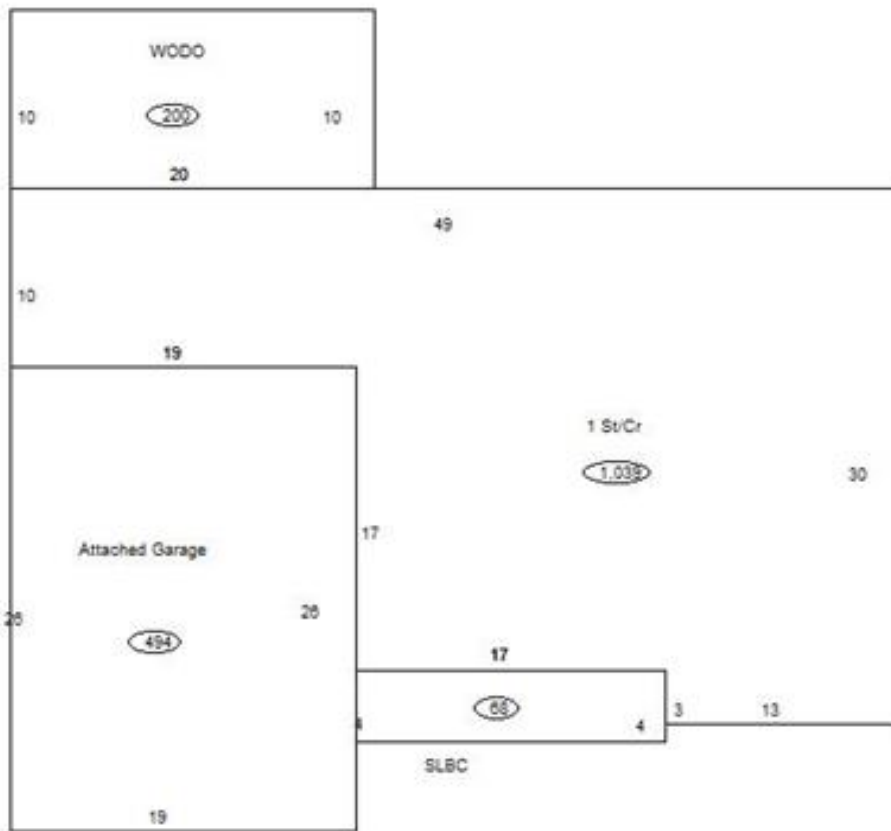
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Sketch Image

660010847



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,039	1.000	1,039
2	G	1		10	Attached Garage	494	1.000	494
3	M	PRCH		10	SLBC	68	1.000	68
4	M	WODO		10	WODO	200	1.000	200
Total Building Area						1,039		1,039



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	STF	STG FAIR	0x0x0			
	Qual	2 Cond 0	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					