




# 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                                                                                                                                                                                   | 660011463                  |                     |          |             |  <p>660011463_001.JPG 10/15/2025</p> |               |            |             |          |  |  |  |  |  |
| Parcel ID                                                                                                                                                                                 | 000000-00-0-00747-004-0005 |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Cadastral ID                                                                                                                                                                              | 11-20-15-01790             |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Property Type                                                                                                                                                                             | REAL - Real Property       |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Property Class                                                                                                                                                                            | RRP                        | VI Area             | 3        |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Tax Area                                                                                                                                                                                  | 4 - VERDIGRIS/VERD FIRE    |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Name ID                                                                                                                                                                                   | 175844                     |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| BENEDICT, MARLA J                                                                                                                                                                         |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| 8805 E MAPLE<br>CLAREMORE OK 74019-0000                                                                                                                                                   |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Parcel Location                                                                                                                                                                           |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Situs                                                                                                                                                                                     | 08805 E MAPLE DR           |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Subdivision                                                                                                                                                                               | SILVERWOOD ESTATES         |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Lot/Block                                                                                                                                                                                 | 0005 / 0004                | Parcel Size         | 1 - Lots |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Sec/Twn/Rng                                                                                                                                                                               | 11 / 20 / 15 / 5           |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Neighborhood                                                                                                                                                                              | 1116 - R-V03-SW VERDIGRIS  |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| School District                                                                                                                                                                           | S008 - VERDIGRIS SCHOOLS   |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Legal Description Lat/Long: 36.23196233 -95.67545129                                                                                                                                      |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| LOT 5 BLOCK 4 SILVERWOOD ESTATES                                                                                                                                                          |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| 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 colspan="5"> </td></tr> </tbody> </table> |                            |                     |          |             | Number                                                                                                                 | Description   | Opened     | Closed      | Amount   |  |  |  |  |  |
| Number                                                                                                                                                                                    | Description                | Opened              | Closed   | Amount      |                                                                                                                        |               |            |             |          |  |  |  |  |  |
|                                                                                                                                                                                           |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Exemptions                                                                                                                                                                                |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Sale History                                                                                                                                                                              |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Code                                                                                                                                                                                      | Type                       | Active              | Maximum  | Exemption   | Bk/Pg                                                                                                                  | Grantor       | Date       | Price       | Code     |  |  |  |  |  |
| H                                                                                                                                                                                         | Homestead                  | Yes                 | 1,000    | 1,000       |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Parcel Valuation                                                                                                                                                                          |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Source                                                                                                                                                                                    | REAL                       | Fair Cash           | Capped   | Asmnt Level | Assessed                                                                                                               | Levy Rate     | 104.132    | Current Tax |          |  |  |  |  |  |
| Remove Cap                                                                                                                                                                                | 0                          | Land Value          | 62,008   | 27,077      | 11%                                                                                                                    | 2,978         | Assessed   | 9,783       | 1,018.72 |  |  |  |  |  |
| Year Frozen                                                                                                                                                                               | 2020                       | Improvements        | 141,671  | 61,864      | 6,805                                                                                                                  | Penalty       | 0          |             |          |  |  |  |  |  |
| Uncapped Value                                                                                                                                                                            | 0                          | Mobile Home         | 0        | 0           | 0                                                                                                                      | Exemption     | 1,000      | -87.00      |          |  |  |  |  |  |
| TIF Project ID                                                                                                                                                                            | 0                          | Total Value         | 203,679  | 88,941      | 9,783                                                                                                                  | Total Taxable | 8,783      | 932.00      |          |  |  |  |  |  |
| Assessment History                                                                                                                                                                        |                            |                     |          |             |                                                                                                                        |               |            |             |          |  |  |  |  |  |
| Tax Year                                                                                                                                                                                  | Statement Number           | Billed Owner        | Tax Area | Total Value | Exemptions                                                                                                             | Taxable Value | Billed Tax |             |          |  |  |  |  |  |
| 2025                                                                                                                                                                                      | 2025-660011463             | BENEDICT, MARLA J   | 4        | 194,041     | 1000                                                                                                                   | 8,783         | 932.00     |             |          |  |  |  |  |  |
| 2024                                                                                                                                                                                      | 2024-660011463             | BENEDICT, MARLA J   | 4        | 251,808     | 1000                                                                                                                   | 8,783         | 852.00     |             |          |  |  |  |  |  |
| 2023                                                                                                                                                                                      | 2023-660011463             | BENEDICT, MARLA J   | 4        | 158,085     | 1000                                                                                                                   | 8,784         | 840.00     |             |          |  |  |  |  |  |
| 2022                                                                                                                                                                                      | 2022-660011463             | BENEDICT, MARLA J   | 4        | 154,455     | 1000                                                                                                                   | 8,783         | 855.00     |             |          |  |  |  |  |  |
| 2021                                                                                                                                                                                      | 2021-660011463             | BENEDICT, MARLA J   | 4        | 157,925     | 1000                                                                                                                   | 8,784         | 833.00     |             |          |  |  |  |  |  |
| 2020                                                                                                                                                                                      | 2020-660011463             | BENEDICT, MARLA J   | 4        | 156,978     | 1000                                                                                                                   | 8,783         | 834.00     |             |          |  |  |  |  |  |
| 2019                                                                                                                                                                                      | 2019-660011463             | BENEDICT, JAMES J & | 4        | 149,658     | 1000                                                                                                                   | 8,498         | 820.00     |             |          |  |  |  |  |  |
| 2018                                                                                                                                                                                      | 2018-660011463             | BENEDICT, JAMES J & | 4        | 155,381     | 1000                                                                                                                   | 8,222         | 794.00     |             |          |  |  |  |  |  |
| 2017                                                                                                                                                                                      | 2017-660011463             | BENEDICT, JAMES J & | 4        | 153,871     | 1000                                                                                                                   | 7,953         | 770.00     |             |          |  |  |  |  |  |
| 2016                                                                                                                                                                                      | 2016-660011463             | BENEDICT, JAMES J   | 4        | 150,482     | 1000                                                                                                                   | 7,692         | 748.00     |             |          |  |  |  |  |  |
| 2015                                                                                                                                                                                      | 2015-660011463             | BENEDICT, JAMES J   | 4        | 149,185     | 1000                                                                                                                   | 7,439         | 729.00     |             |          |  |  |  |  |  |
| 2014                                                                                                                                                                                      | 2014-660011463             | BENEDICT, JAMES J   | 4        | 151,733     | 1000                                                                                                                   | 7,194         | 667.00     |             |          |  |  |  |  |  |
| 2013                                                                                                                                                                                      | 2013-660011463             | BENEDICT, JAMES J   | 4        | 128,595     | 1000                                                                                                                   | 6,956         | 669.00     |             |          |  |  |  |  |  |



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| Lot Data        | Square-Foot - NBHD 1116 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       |                            |               |
| Units Buildable | 1                          |               |
| Non-Ag Acres    | 1.047                      |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 45,607.00 x 1.36 = 62,008  |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 62,008                     |               |

| Residential Data |                                         |
|------------------|-----------------------------------------|
| Type             | 1 Single Family Residence               |
| Condition        | 3 - Average                             |
| Quality          | 2.5 - Fair                              |
| Architecture     | TRAD TRADITIONAL                        |
| Style            | 100% One Story                          |
| Exterior Wall    | 100% Veneer, Stone                      |
| Base/Total Area  | 1,377 / 1,377                           |
| Style            | 100% One Story                          |
| HVAC             | 100% Warmed & Cooled Air                |
| Roof Cover       | 1 Composition Shingle                   |
| Area on Slab     | 1,377                                   |
| Fixture/RghIn    | 11 /                                    |
| Bed/F/H Bath     | 3 / 2.0 /                               |
| Basement Area    |                                         |
| Garage Type      | 600 Attached Garage - Finished 2 Stalls |
| Remodel          |                                         |
| Year/Eff Age     | 1976 / 38                               |



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

| Multiple Regression |         |        |          |
|---------------------|---------|--------|----------|
| MRA Code            | 1       | Test   |          |
| Adusted R           | 0.8445  |        |          |
| Indicated Value     | 176,062 | 127.86 | Per SqFt |

| Direct Comparables |         |                  |          |
|--------------------|---------|------------------|----------|
| Selection Model    | A       | Adam Test        |          |
| Adjustment Model   | 1       | 2022 Residential |          |
| Comparables        | 2       |                  |          |
| Indicated Value    | 188,020 |                  | Per SqFt |

| Cost Approach |           | Manual : 01/2025    |           |
|---------------|-----------|---------------------|-----------|
| Base Cost     | 107.61    | Total Misc Impr     | + 36,866  |
| Roofing Adj   | + 4.32    | Garage Cost         | + 19,794  |
| Subfloor Adj  | + -1.15   | Total RCN           | = 239,085 |
| Heat/Cool Adj | + 11.47   | Depreciation ( 47%) | - 112,370 |
| Plumbing Adj  | + 10.23   | Lump Sums           | + 0       |
| Basement Adj  | + 0.00    | RCNLD               | = 126,715 |
| Adj Base Cost | = 132.48  | Lot Value           | + 62,008  |
| Total Area    | x 1,377   | Indicated Value     | = 188,723 |
| Adjusted Cost | = 182,425 | Value Per SqFt      | 137.05    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 126,715       |        |                      |
| Lot Value            | 62,008        |        |                      |
| Indicated Value      | 188,723       | 137.05 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    | 14,956        |        |                      |
| Total Value          | 203,679       | 147.92 | 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  |
| FPR1                       | FIREPLACE - RESIDENTIAL 1 STORY | 0         |       | 1    | 1     | 5,095.98  |      | 5,096  |
| PRCH                       | SLAB PORCH - COVERED            | 26980     | 30x4  |      | 120   | 23.88     |      | 2,866  |
| PRCH                       | SLAB PORCH - COVERED            | 26981     | 14x10 |      | 140   | 23.80     |      | 3,332  |
| EPSW                       | ENCLOSED PORCH - SOLID WALL     | 26982     | 24x14 |      | 336   | 60.94     |      | 20,476 |



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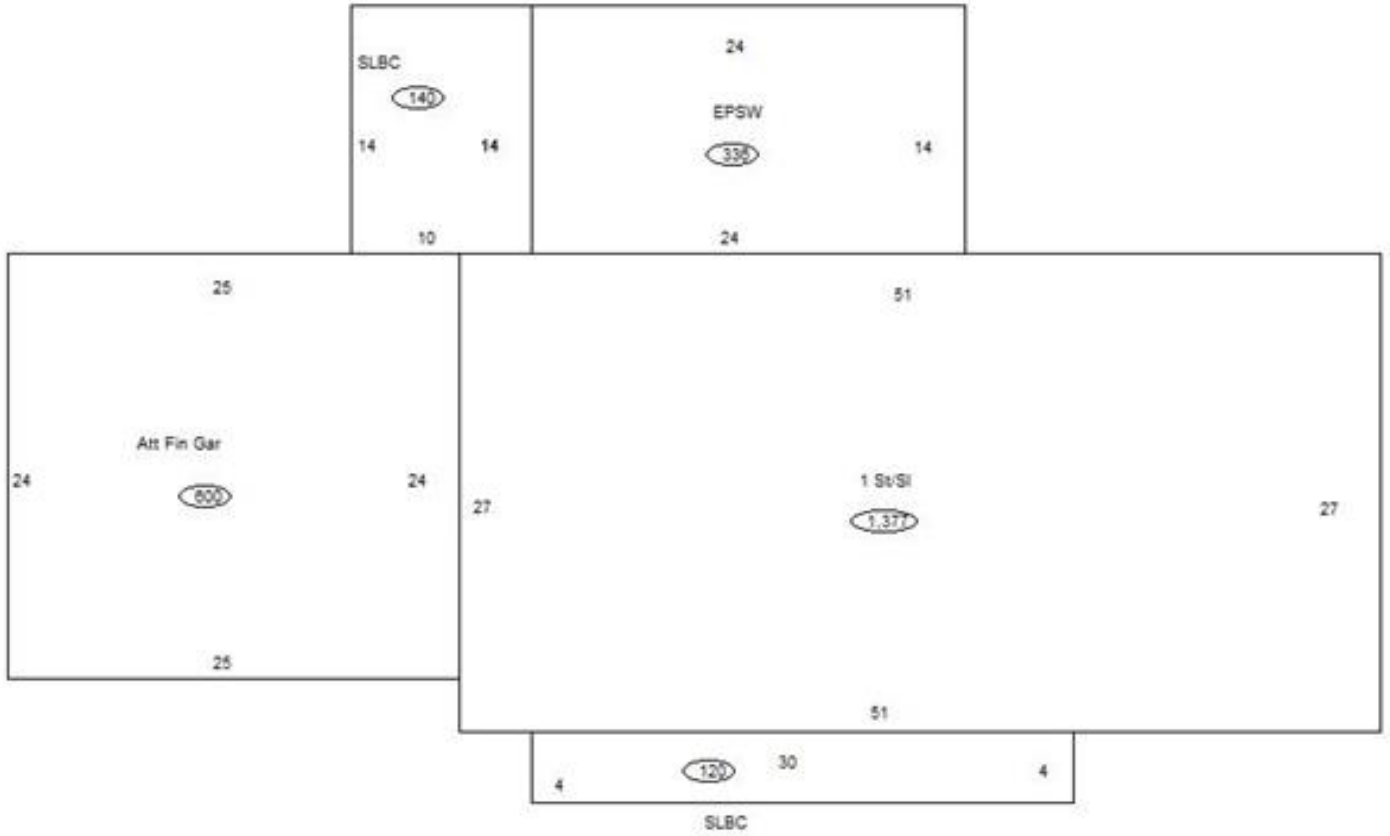
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | R    | 1    | Slab       | 10    | 1 St/SI       | 1,377        | 1.000      | 1,377        |
| 2                          | G    | 5    |            | 10    | Att Fin Gar   | 600          | 1.000      | 600          |
| 3                          | M    | PRCH |            | 10    | SLBC          | 120          | 1.000      | 120          |
| 4                          | M    | PRCH |            | 10    | SLBC          | 140          | 1.000      | 140          |
| 5                          | M    | EPSW |            | 10    | EPSW          | 336          | 1.000      | 336          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>1,377</b> |            | <b>1,377</b> |



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### Outbuildings/Site Improvements

| Building Image                                                                   | Code                     | Description             | Dimensions            | Floor      | Roofing                        | Total Units  |       |
|----------------------------------------------------------------------------------|--------------------------|-------------------------|-----------------------|------------|--------------------------------|--------------|-------|
|  | SHDS                     | Shed - Small            | 20x12x8               | Plank      | Formed Metal                   | 240          |       |
|                                                                                  | Qual                     | 2                       | Cond 3                | Year 2020  | Eff Age 5                      |              |       |
|                                                                                  | <b>Valuation Summary</b> |                         | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (23% Phys/ % Func)</b> | <b>RCNLD</b> |       |
|                                                                                  |                          | Base Cost (18.84 x 240) | 4,522                 |            | 4,522                          | 1,040        | 3,482 |
|  | SHDS                     | Shed - Small            | 20x12x8               | Plank      | Formed Metal                   | 240          |       |
|                                                                                  | Qual                     | 2                       | Cond 3                | Year 2020  | Eff Age 5                      |              |       |
|                                                                                  | <b>Valuation Summary</b> |                         | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (23% Phys/ % Func)</b> | <b>RCNLD</b> |       |
|                                                                                  |                          | Base Cost (18.84 x 240) | 4,522                 |            | 4,522                          | 1,040        | 3,482 |
|  | GRDT                     | Garage - Detached       | 30x20x10              | Concrete   | Formed Metal                   | 600          |       |
|                                                                                  | Qual                     | 2                       | Cond 3                | Year 2010  | Eff Age 12                     |              |       |
|                                                                                  | <b>Valuation Summary</b> |                         | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (25% Phys/ % Func)</b> | <b>RCNLD</b> |       |
|                                                                                  |                          | Base Cost (17.76 x 600) | 10,656                |            | 10,656                         | 2,664        | 7,992 |