



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	660013278								
Parcel ID	21N15E-13-4-00000-000-0000								
Cadastral ID	13-21-15-02700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	269334								
BENYOSEF, YAAKOV & HAVA									
21858 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21858 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.75 - Acres						
Sec/Twn/Rng	13 / 21 / 15 / 4								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29444148 -95.65188181									
N 208.71', S 663.71', E 626.13' SE SE LESS TR TO CITY OF CLAREMORE DESC ON 2618-553 AS BEG 455' N01.2405W SE/C SE; S88.3818W 50'; N01.2405W 144.97'; N19.2720W 67.06'; N88.3818E 70 78'; S01.2405E 208.71' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2017 03 22	R18-NEW 1940 SQ FT SFR	03/2017	10/2017	192,000					
R2015 07 46	R16-NEW 24X31 744 SQ FT DETACH G	07/2015	11/2015	13,132					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1131/169	EUBANKS, ARNOLD R JR	08/31/1998	70,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	1999	Land Value	80,762	55,263	11%	6,079	Assessed	31,355 2,898.14	
Year Frozen	2026	Improvements	280,864	229,780		25,276	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	361,626	285,043		31,355	Total Taxable	30,355 2,806.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013278	BENYOSEF, YAAKOV & HAVA	18	352,341	1000	29,442	2,721.00		
2024	2024-660013278	BENYOSEF, YAAKOV & HAVA	18	366,627	1000	28,555	2,639.00		
2023	2023-660013278	BENYOSEF, YAAKOV & HAVA	18	294,907	1000	27,694	2,537.00		
2022	2022-660013278	BENYOSEF, YAAKOV & HAVA	18	295,183	1000	26,858	2,486.00		
2021	2021-660013278	BENYOSEF, YAAKOV & HAVA	18	256,059	1000	26,048	2,300.00		
2020	2020-660013278	BENYOSEF, YAAKOV & HAVA	18	247,265	1000	25,259	2,313.00		
2019	2019-660013278	BENYOSEF, YAAKOV & HAVA	18	231,769	1000	24,494	2,269.00		
2018	2018-660013278	BENYOSEF, YAAKOV & HAVA	18	234,589	1000	24,805	2,292.00		
2017	2017-660013278	BENYOSEF, YAAKOV & HAVA	18	86,168	1000	5,891	540.00		
2016	2016-660013278	BENYOSEF, YAAKOV & HAVA	18	88,259	1000	5,949	558.00		
2015	2015-660013278	BENYOSEF, YAAKOV & HAVA	18	76,499	1000	4,560	411.00		
2014	2014-660013278	BENYOSEF, YAAKOV & HAVA	18	78,828	1000	4,398	408.00		
2013	2013-660013278	BENYOSEF, YAAKOV & HAVA	18	79,548	1000	4,241	388.00		



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9978	
Non-Ag Acres	2.3468	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	102,228.00 x .79 = 80,762	
Factor Value		
Adjustments	1.0000	
Lot Value	80,762	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,038 / 2,038
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,038
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	924 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

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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	309,225	151.73	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.68	Total Misc Impr	+	18,013	
Roofing Adj	+ 5.35	Garage Cost	+	27,526	
Subfloor Adj	+ -2.43	Total RCN	=	300,737	
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	21,052	
Plumbing Adj	+ 4.98	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	279,685	
Adj Base Cost	= 125.22	Lot Value	+	80,762	
Total Area	x 2,038	Indicated Value	=	360,447	
Adjusted Cost	= 255,198	Value Per SqFt		176.86	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,685		
Lot Value	80,762		
Indicated Value	360,447	176.86	Per SqFt
Agland Value			
Site Improvements	1,179		
Total Value	361,626	177.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136691	33x12		396	25.69		10,173
PRCH	SLAB PORCH - COVERED	136692	282		282	26.05		7,346
PATO	SLAB PORCH - OPEN	136694	43		43	11.48		494



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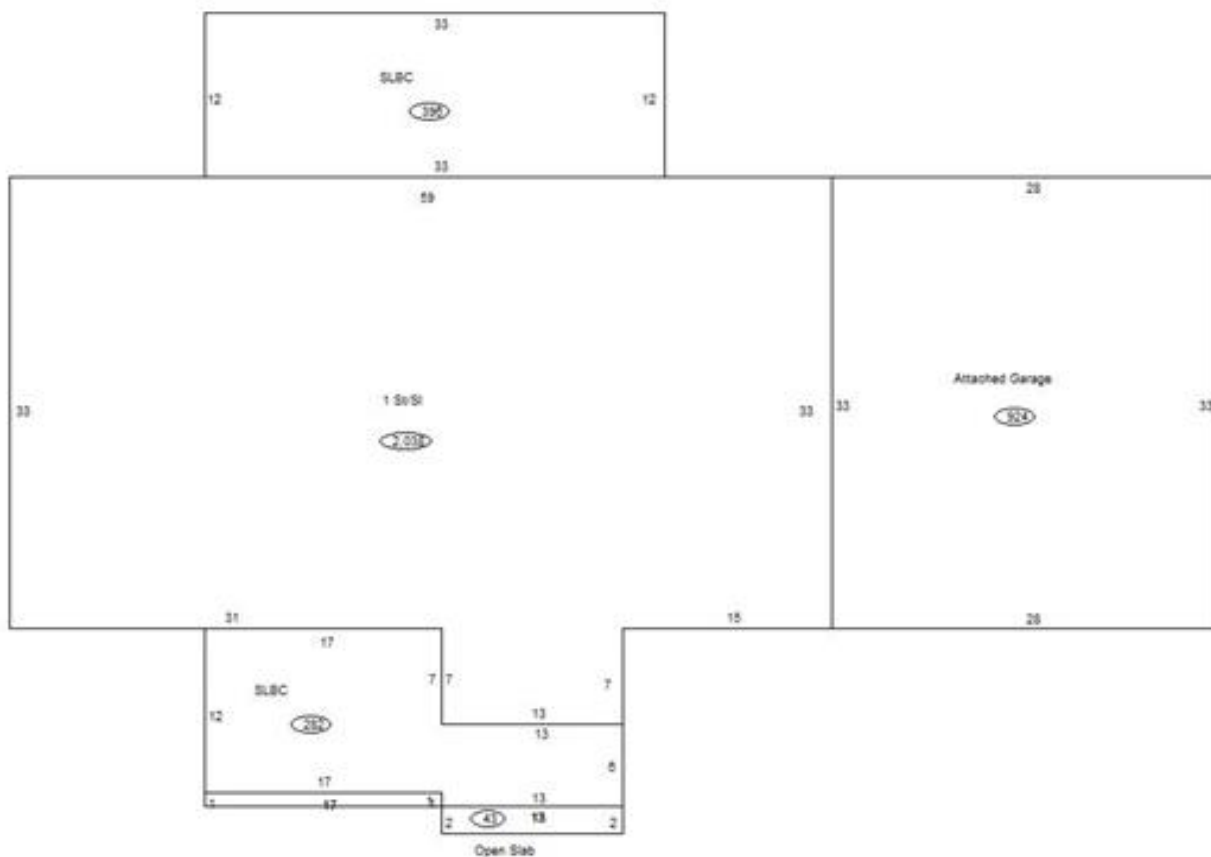
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Sketch Image

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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	2,038	1.000	2,038
2	M	PRCH		10	SLBC	396	1.000	396
3	M	PRCH		10	SLBC	282	1.000	282
4	G	1		10	Attached Garage	924	1.000	924
5	M	PATO		10	Open Slab	43	1.000	43
Total Building Area						2,038		2,038



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x20x0			280
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 280)	1,310		1,310	131
						1,179