




# 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	660016079				 <p>\\tsclient\A\TOMMY DUNLAP\New folder (249)\IMG_0001.JPG 8/18/2023</p>				
Parcel ID	000000-00-0-10225-001-0001								
Cadastral ID	17-21-16-01320								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	261694								
BENEFIELD, IRA C									
1415 S MUSKOGEE AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01202 W 13TH ST S								
Subdivision	LEEWOOD ESTATES								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29642944 -95.62413762									
Building Permits									
LOT 1 BLOCK 1 LEEWOOD ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	BENEFIELD, MARY KATHRYN	05/17/2021	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	43,285	17,790	11%	1,957	Assessed	10,456	966.45
Year Frozen	0	Improvements	91,583	77,265		8,499	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	134,868	95,055		10,456	Total Taxable	10,456	966.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016079	BENEFIELD, IRA C	17	132,990	0	9,958	920.00		
2024	2024-660016079	BENEFIELD, IRA C	17	135,706	0	9,484	877.00		
2023	2023-660016079	BENEFIELD, IRA C	17	102,706	0	9,032	827.00		
2022	2022-660016079	BENEFIELD, IRA C	17	78,204	0	8,602	796.00		
2021	2021-660016079	BENEFIELD, IRA C	17	84,368	0	9,280	819.00		
2020	2020-660016079	BENEFIELD, MARY KATHRYN	17	82,975	0	9,127	836.00		
2019	2019-660016079	BENEFIELD, MARY KATHRYN	17	79,910	0	8,790	814.00		
2018	2018-660016079	BENEFIELD, MARY KATHRYN	17	83,534	0	9,189	849.00		
2017	2017-660016079	BENEFIELD, MARY KATHRYN	17	82,834	0	9,112	837.00		
2016	2016-660016079	BENEFIELD, MARY KATHRYN	17	80,707	0	8,878	833.00		
2015	2015-660016079	BENEFIELD, MARY KATHRYN	17	79,953	0	8,795	793.00		
2014	2014-660016079	BENEFIELD, MARY KATHRYN	17	81,529	0	8,893	825.00		
2013	2013-660016079	BENEFIELD, MARY KATHRYN	17	76,993	0	8,469	775.00		



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	8500		
Non-Ag Acres	0.1807		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,870.00 x 5.50 = 43,285		
Factor Value			
Adjustments	1.0000		
Lot Value	43,285		



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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% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,050 / 1,050
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,050
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
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	137,316	130.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	146,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.81	Total Misc Impr	+	3,600			
Roofing Adj	+ 4.73	Garage Cost	+	12,931			
Subfloor Adj	+ -1.24	Total RCN	=	155,226			
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	-	63,643			
Plumbing Adj	+ 5.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,583			
Adj Base Cost	= 132.09	Lot Value	+	43,285			
Total Area	x 1,050	Indicated Value	=	134,868			
Adjusted Cost	= 138,695	Value Per SqFt		128.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,583		
Lot Value	43,285		
Indicated Value	134,868	128.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	134,868	128.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38626	21x5		105	23.94		2,514
PATO	SLAB PORCH - OPEN	38627	10x10		100	10.86		1,086



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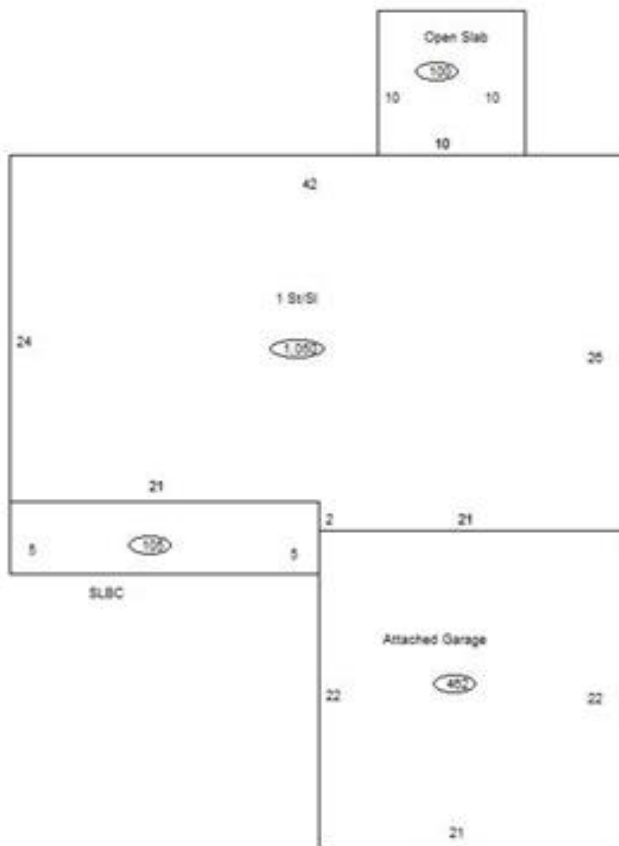
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Sketch Image

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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	1,050	1.000	1,050
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	105	1.000	105
4	M	PATO		10	Open Slab	100	1.000	100
<b>Total Building Area</b>						<b>1,050</b>		<b>1,050</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						