



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660016107								
Parcel ID	000000-00-0-10225-003-0008								
Cadastral ID	17-21-16-01600								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	257601								
BENDER, BRETT									
1306 GRAHAM CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01306 GRAHAM								
Subdivision	LEEWOOD ESTATES								
Lot/Block	0008 / 0003	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: 36.29564711 -95.62502103									
Building Permits									
LOT 8 BLOCK 3 LEEWOOD ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	933/899 769/566	ADCOCK, CYNTHIA W	10/29/1993	47,500 43,000	Yes No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	41,234	14,906	11%	1,640	Assessed	10,548	974.95
Year Frozen	0	Improvements	103,172	80,982		8,908	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	144,406	95,888		10,548	Total Taxable	9,548	883.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016107	BENDER, BRETT	17	141,051	1000	9,241	854.00		
2024	2024-660016107	BENDER, BRETT	17	144,033	1000	8,943	827.00		
2023	2023-660016107	BENDER, BRETT	17	109,950	1000	8,653	793.00		
2022	2022-660016107	BENDER, BRETT	17	85,198	1000	8,372	775.00		
2021	2021-660016107	BENDER, BRETT	17	89,881	1000	8,887	785.00		
2020	2020-660016107	BENDER, BRETT	17	90,852	1000	8,994	824.00		
2019	2019-660016107	BENDER, BRETT	17	88,796	1000	8,768	812.00		
2018	2018-660016107	BENDER, BRETT	17	94,186	1000	9,320	861.00		
2017	2017-660016107	BENDER, BRETT	17	93,384	1000	9,019	828.00		
2016	2016-660016107	BENDER, BRETT	17	90,904	1000	8,727	819.00		
2015	2015-660016107	BENDER, BRETT	17	90,762	1000	8,444	762.00		
2014	2014-660016107	BENDER, BRETT	17	92,651	1000	8,169	758.00		
2013	2013-660016107	BENDER, BRETT	17	88,552	1000	7,902	723.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8500	
Non-Ag Acres	0.1721	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,497.00 x 5.50 = 41,234	
Factor Value		
Adjustments	1.0000	
Lot Value	41,234	

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	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,233 / 1,233
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,233
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,412	119.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	134,360		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.34	Total Misc Impr	+	9,383			
Roofing Adj	+ 4.53	Garage Cost	+	13,810			
Subfloor Adj	+ -1.15	Total RCN	=	184,235			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	81,063			
Plumbing Adj	+ 11.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	103,172			
Adj Base Cost	= 130.61	Lot Value	+	41,234			
Total Area	x 1,233	Indicated Value	=	144,406			
Adjusted Cost	= 161,042	Value Per SqFt		117.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,172		
Lot Value	41,234		
Indicated Value	144,406	117.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	144,406	117.12	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
PRCH	SLAB PORCH - COVERED	38734	21x6		126	23.85		3,005
PATO	SLAB PORCH - OPEN	38735	12x10		120	10.68		1,282



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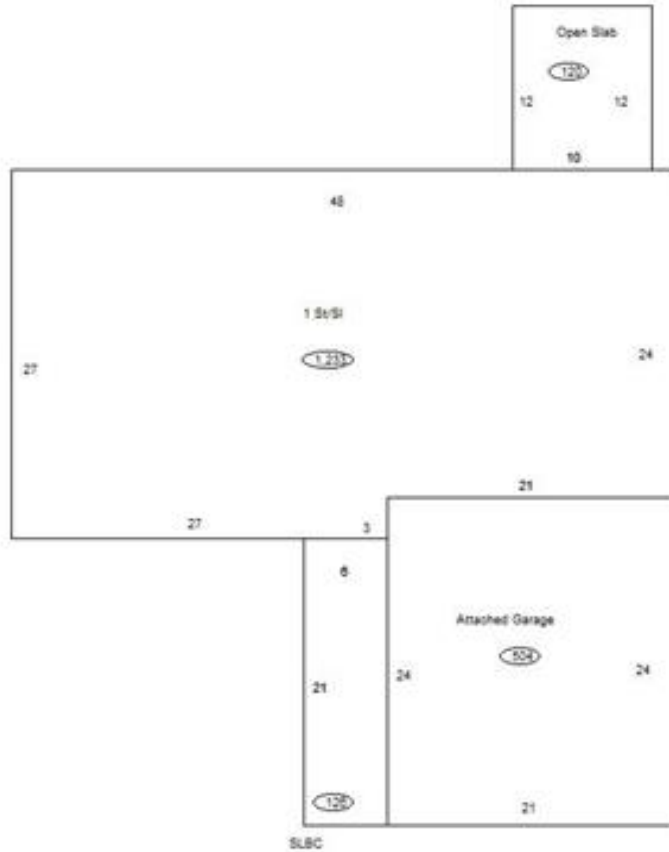
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Sketch Image

660016107



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,233	1.000	1,233
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	126	1.000	126
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,233		1,233