



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:26:27  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660017458 <b>Parcel ID</b> 000000-00-0-00684-003-0001 <b>Cadastral ID</b> 19-20-16-01720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 272356 BENSCH, DAVID W & COLLEEN A REVOCABLE LIVING TRUST  6466 E 574 RD UNIT B CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 28885 RIVER RD <b>Subdivision</b> RIVER PORT RANCH II <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 16 / 5 <b>Neighborhood</b> 1101 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<b>No Image On File</b>														
<b>Legal Description</b> Lat/Long: 36.19349836 -95.64857148					<b>Building Permits</b>														
LOT 1 BLOCK 3 RIVER PORT RANCH II					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	BENSCH, DAVID & COLLEEN	03/13/2026		4										
					/	BROWN, KAREN SCHNEIDER	03/10/2026	20,000	YES										
					950/175	DUNN ASSOCIATES, AN OK-GENERAL	03/03/1994	10,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	99.860	<b>Current Tax</b>										
<b>Remove Cap</b>	2027		<b>Land Value</b> 63,015	28,640	11%	3,150	<b>Assessed</b>	3,150	314.56										
<b>Year Frozen</b>	0		<b>Improvements</b> 0	0		0	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 63,015	28,640		3,150	<b>Total Taxable</b>	3,150	315.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	63,015	0	3,000	300.00										
2024	2024-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	63,015	0	2,858	279.00										
2023	2023-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,722	255.00										
2022	2022-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,592	244.00										
2021	2021-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,469	234.00										
2020	2020-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,351	224.00										
2019	2019-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,239	217.00										
2018	2018-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,133	205.00										
2017	2017-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	2,031	197.00										
2016	2016-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	1,934	186.00										
2015	2015-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	1,842	178.00										
2014	2014-660017458	BROWN, JIM P & KAREN SCHNEIDER			22	35,000	0	1,755	171.00										
2013	2013-660017458	BROWN, JIM P & KAREN SCHNEIDER			20	35,000	0	1,671	150.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:26:27  
 Page 2

Lot Data		Square-Foot - NBHD 1101 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.161							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	50,575.00 x 1.25 = 63,015							
Factor Value								
Adjustments	1.0000							
Lot Value	63,015							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	63,015				
Total Area	x	Indicated Value	=	63,015				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value	63,015							
Indicated Value	63,015	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	63,015	0.00	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value