



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 660018204 Parcel ID 000000-00-0-10200-003-0013 Cadastral ID 20-21-16-02070 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 296123 BENTLEY, SHEILA 2313 SW WOLF RUN DR CLAREMORE OK 74019-0000 Parcel Location Situs 02313 SW WOLF RUN DR Subdivision HUNTERS TRAIL Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">10/12/2023</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (283)\IMG_0012.JPG 10/12/2023</p>																																																	
Legal Description Lat/Long: 36.28402771 -95.63144986																																																						
LOT 13 BLOCK 3 HUNTERS TRAIL					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1899/654	CONDER, TINA L	09/14/2007	115,000	YES																																													
					1164/498	NEWTON, L J & LATRICIA L	04/05/1999	89,000	Yes																																													
					959/388	CONCEPT BUILDERS INC	06/10/1994	73,000	Yes																																													
					912/577	PEOPLES STATE BANK	04/13/1993	11,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2008</td> <td>Land Value 44,670</td> <td>23,038</td> <td>11%</td> <td>2,534</td> <td>Assessed</td> <td>16,956</td> <td>1,567.24</td> </tr> <tr> <td>Year Frozen</td> <td>2026</td> <td>Improvements 135,361</td> <td>131,110</td> <td> </td> <td>14,422</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 180,031</td> <td>154,148</td> <td> </td> <td>16,956</td> <td>Total Taxable</td> <td>15,956</td> <td>1,475.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2008	Land Value 44,670	23,038	11%	2,534	Assessed	16,956	1,567.24	Year Frozen	2026	Improvements 135,361	131,110		14,422	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 180,031	154,148		16,956	Total Taxable	15,956	1,475.00
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660018204	BENTLEY, DANNY E &			17	181,160	1000	15,462	1,429.00																																													
2024	2024-660018204	BENTLEY, DANNY E &			17	183,288	1000	14,983	1,385.00																																													
2023	2023-660018204	BENTLEY, DANNY E &			17	141,068	1000	14,517	1,330.00																																													
2022	2022-660018204	BENTLEY, DANNY E &			17	139,401	1000	14,242	1,318.00																																													
2021	2021-660018204	BENTLEY, DANNY E &			17	134,532	1000	13,799	1,218.00																																													
2020	2020-660018204	BENTLEY, DANNY E &			17	132,386	1000	13,417	1,229.00																																													
2019	2019-660018204	BENTLEY, DANNY E &			17	127,244	1000	12,997	1,204.00																																													
2018	2018-660018204	BENTLEY, DANNY E &			17	132,020	1000	13,522	1,249.00																																													
2017	2017-660018204	BENTLEY, DANNY E &			17	130,928	1000	13,232	1,215.00																																													
2016	2016-660018204	BENTLEY, DANNY E &			17	127,617	1000	12,818	1,203.00																																													
2015	2015-660018204	BENTLEY, DANNY E &			17	125,724	1000	12,415	1,120.00																																													
2014	2014-660018204	BENTLEY, DANNY E &			17	126,724	1000	12,025	1,115.00																																													
2013	2013-660018204	BENTLEY, DANNY E &			17	119,346	1000	11,645	1,066.00																																													



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,935.00 x 5.63 = 44,670	
Factor Value		
Adjustments	1.0000	
Lot Value	44,670	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,488 / 1,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



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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	170,701	114.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	188,990 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,361		
Lot Value	44,670		
Indicated Value	180,031	120.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,031	120.99	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.40	Total Misc Impr	+	7,052	
Roofing Adj	+ 4.52	Garage Cost	+	12,487	
Subfloor Adj	+ -1.16	Total RCN	=	205,093	
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	69,732	
Plumbing Adj	+ 9.47	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	135,361	
Adj Base Cost	= 124.70	Lot Value	+	44,670	
Total Area	x 1,488	Indicated Value	=	180,031	
Adjusted Cost	= 185,554	Value Per SqFt		120.99	

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	43877		6x6	36	24.16		870
PATO	SLAB PORCH - OPEN	43878		10x10	100	10.86		1,086



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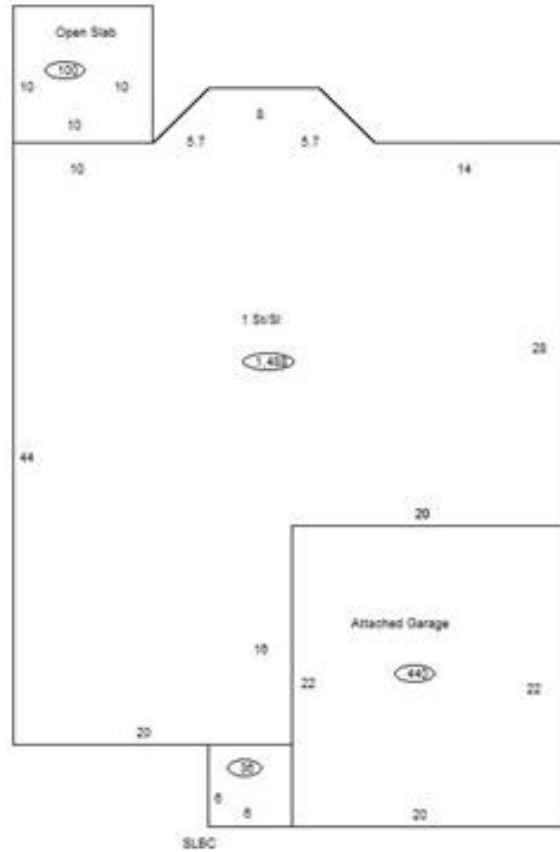
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Sketch Image

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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	1,488	1.000	1,488
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PATO		10	Open Slab	100	1.000	100
Total Building Area						1,488		1,488



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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	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				