



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 660023688 Parcel ID 20N15E-28-1-00000-000-0000 Cadastral ID 28-20-15-03000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 339364 LEWIS, ASHLEY & RYAN BENTON 6471 E 574 RD #A CATOOSA OK 74015-0000 Parcel Location Situs 06471 E 574 RD UNIT A Subdivision Lot/Block / Parcel Size 8.33 - Acres Sec/Twn/Rng 28 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS	 <p>C:\Users\TD\Pictures\IMG_0014.JPG 1/24/2022</p>																									
Legal Description Lat/Long: 36.18952454 -95.71674309 S2 NW NW NE & SW NW NE & LESS TR BEG SE/C SW NW NE TH; N 238' W 100' S 35-03-24 W 290.75' E 267' TO POB & LESS A TRACT COMMENCING 37' E AND 35' S OF NW/C OF S/2 NW/4 NW/4 NE/4 THENCE FROM SAID POINT; E 170' S 392' W 170' N 392' TO POB OF SAID TRACT. LESS TR BEG NE/C SW NW	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>5821</td> <td></td> <td>01/2000</td> <td>02/2001</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	5821		01/2000	02/2001																
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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>WATSON, PEGGY COE</td> <td>08/17/2022</td> <td>0</td> <td>4</td> </tr> <tr> <td>/</td> <td>NEELY, JOHNIE LYNN &</td> <td>08/17/2022</td> <td>493,000</td> <td>19</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	WATSON, PEGGY COE	08/17/2022	0	4	/	NEELY, JOHNIE LYNN &	08/17/2022	493,000	19
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2023	Land Value	113,264	113,264	11%	12,459	Assessed	36,126	3,354.66
Year Frozen	0	Improvements	228,054	215,153		23,667	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	341,318	328,417		36,126	Total Taxable	36,126	3,355.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660023688	LEWIS, ASHLEY & RYAN BENTON	20	312,779	0	34,405	3,195.00	
2024	2024-660023688	LEWIS, ASHLEY & RYAN BENTON	20	324,696	0	35,716	3,231.00	
2023	2023-660023688	LEWIS, ASHLEY & RYAN BENTON	20	493,000	0	54,230	4,708.00	
2022	2022-660023688	LEWIS, ASHLEY & RYAN BENTON	20	252,734	0	23,371	2,034.00	
2021	2021-660023688	WATSON, PEGGY COE	20	247,770	0	22,259	1,958.00	
2020	2020-660023688	WATSON, PEGGY COE	20	244,429	0	21,199	1,876.00	
2019	2019-660023688	WATSON, PEGGY COE	20	196,470	0	20,189	1,809.00	
2018	2018-660023688	WATSON, PEGGY COE	20	243,371	1000	20,021	1,782.00	
2017	2017-660023688	WATSON, PEGGY COE	20	243,579	1000	19,410	1,753.00	
2016	2016-660023688	WATSON, PEGGY COE	20	238,330	1000	18,815	1,673.00	
2015	2015-660023688	WATSON, PEGGY COE	20	232,746	1000	18,237	1,630.00	
2014	2014-660023688	WATSON, PEGGY COE	20	236,060	1000	17,678	1,599.00	
2013	2013-660023688	WATSON, PEGGY COE	20	228,002	1000	17,134	1,534.00	



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Lot Data		Square-Foot - NBHD 2015 #1
Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	8.5007	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	370,291.00 x .31 = 113,264	
Factor Value		
Adjustments	1.0000	
Lot Value	113,264	



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1/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	2,416 / 2,947
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,416
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	340,500	115.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	92.55	Total Misc Impr	+	5,254	
Roofing Adj	+ 4.25	Garage Cost	+	22,729	
Subfloor Adj	+ -2.79	Total RCN	=	370,012	
Heat/Cool Adj	+ 14.47	Depreciation (49%)	-	181,306	
Plumbing Adj	+ 7.58	Lump Sums	+	8,207	
Basement Adj	+ 0.00	RCNLD	=	196,913	
Adj Base Cost	= 116.06	Lot Value	+	113,264	
Total Area	x 2,947	Indicated Value	=	310,177	
Adjusted Cost	= 342,029	Value Per SqFt		105.25	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,913		
Lot Value	113,264		
Indicated Value	310,177	105.25	Per SqFt
Agland Value			
Site Improvements	31,141		
Total Value	341,318	115.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58188	26x7		182	28.87		5,254
WODO	WOOD DECK - OPEN	58189	929		929	19.02	60%	7,068
BALW	BALCONY - WOOD	58190	9x4		36	31.64		1,139



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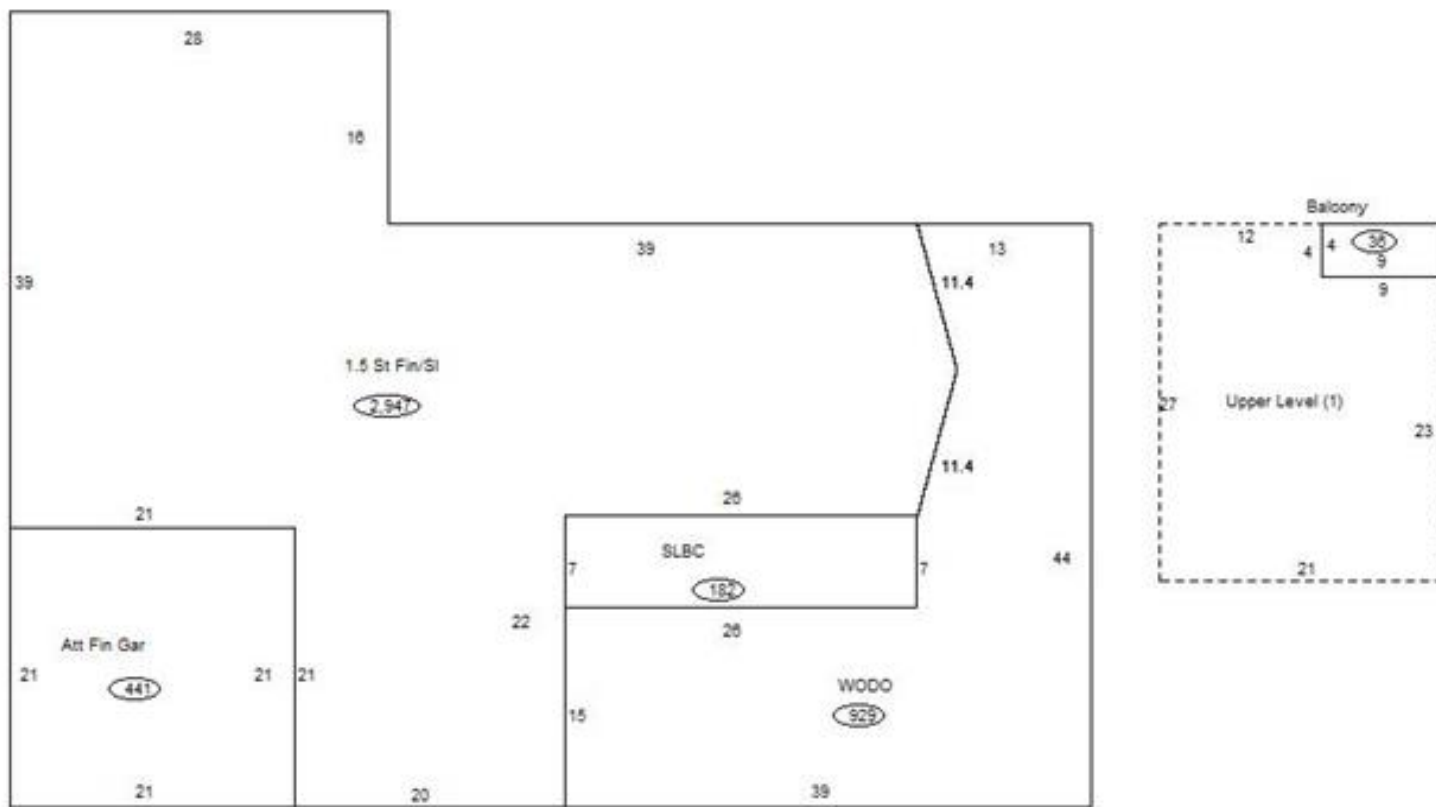
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,416	1.220	2,947
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	182	1.000	182
4	M	WODO		13	WODO	929	1.000	929
5	M	BALW		13	Balcony	36	1.000	36
6	U	^UL		13	Upper Level (1)	531	1.000	531
Total Building Area						2,416		2,947



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	36x40x10	Concrete	Formed Metal	1,440
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (28.31 x 1,440) 40,766		Modifier Total	RCN 40,766	Depr (25% Phys/ % Func) 10,192	RCNLD 30,574
	LOAF	Loafing Shed	32x13x8	Dirt	Formed Metal	416
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary Base Cost (6.82 x 416) 2,837		Modifier Total	RCN 2,837	Depr (80% Phys/ % Func) 2,270	RCNLD 567