




# 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	660025393				 <p>660025393_001.JPG 12/8/2025</p>									
Parcel ID	000000-00-0-20050-001-0002													
Cadastral ID	30-20-15-03740													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	179144													
BENTON, DENUS &														
SHELLY D 29775 S 4100 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00401 S CHEROKEE ST													
Subdivision	COLLEGE VIEW													
Lot/Block	0002 / 0001	Parcel Size	2 - Lots											
Sec/Twn/Rng	30 / 20 / 15 / 5													
Neighborhood	1184 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18421202 -95.74813956														
LOTS 1 & 2 BLOCK 1 COLLEGE VIEW														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					963/686	SELLER	07/22/1994		0 No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	34,944	5,909	11%	650	Assessed	5,924	631.85					
Year Frozen	0	Improvements	49,998	47,943		5,274	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	84,942	53,852		5,924	Total Taxable	5,924	632.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025393	BENTON, DENUS &	1	82,251	0	5,642	602.00							
2024	2024-660025393	BENTON, DENUS &	1	79,868	0	5,373	567.00							
2023	2023-660025393	BENTON, DENUS &	1	46,520	0	5,118	525.00							
2022	2022-660025393	BENTON, DENUS &	1	47,542	0	5,230	525.00							
2021	2021-660025393	BENTON, DENUS &	1	46,335	0	5,097	448.00							
2020	2020-660025393	BENTON, DENUS &	1	46,319	0	5,066	449.00							
2019	2019-660025393	BENTON, DENUS &	1	43,862	0	4,825	433.00							
2018	2018-660025393	BENTON, DENUS &	1	48,029	0	4,600	411.00							
2017	2017-660025393	BENTON, DENUS &	1	47,605	0	4,381	396.00							
2016	2016-660025393	BENTON, DENUS &	1	46,241	0	4,173	371.00							
2015	2015-660025393	BENTON, DENUS &	1	45,224	1000	2,974	266.00							
2014	2014-660025393	BENTON, DENUS &	1	47,036	1000	2,858	259.00							
2013	2013-660025393	BENTON, DENUS &	1	45,573	1000	2,746	246.00							



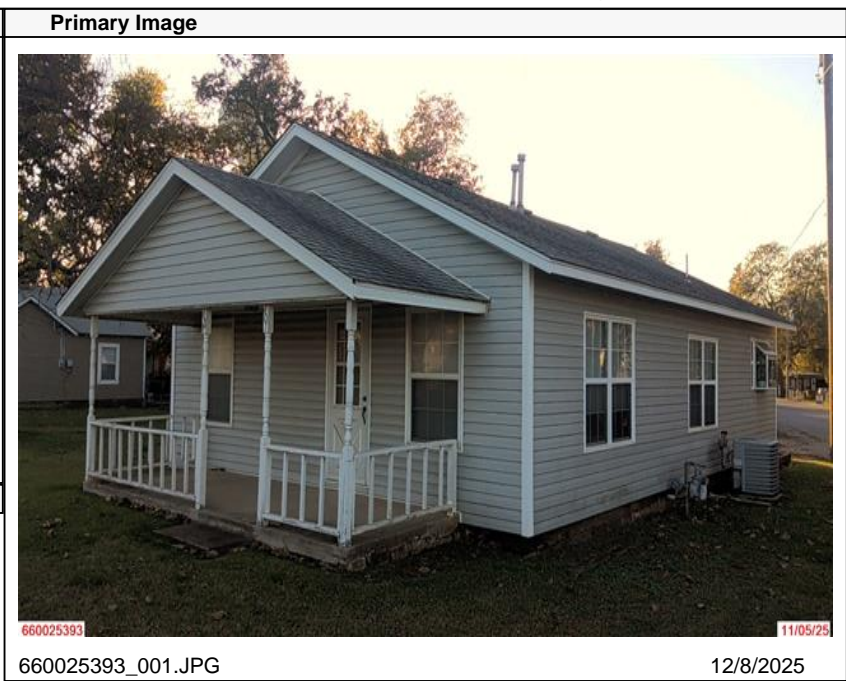
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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	3578		
Non-Ag Acres	0.2674		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,648.00 x 3.00 = 34,944		
Factor Value			
Adjustments	1.0000		
Lot Value	34,944		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 51

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	58,917	56.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	92.50	Total Misc Impr	+	2,919			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	124,994			
Heat/Cool Adj	+ 10.30	Depreciation ( 60%)	-	74,996			
Plumbing Adj	+ 7.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	49,998			
Adj Base Cost	= 117.38	Lot Value	+	34,944			
Total Area	x 1,040	Indicated Value	=	84,942			
Adjusted Cost	= 122,075	Value Per SqFt		81.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	49,998		
Lot Value	34,944		
Indicated Value	84,942	81.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	84,942	81.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62060	20x7		140	20.85		2,919



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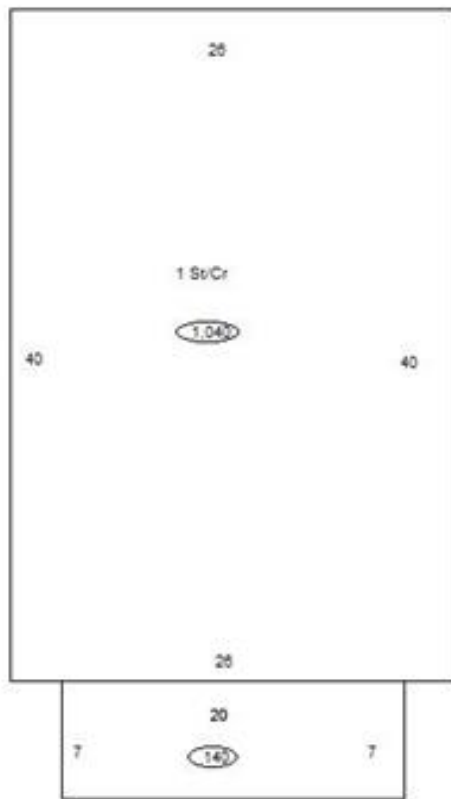
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### Sketch Image

660025393



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,040	1.000	1,040
2	M	PRCH		10	SLBC	140	1.000	140
<b>Total Building Area</b>						<b>1,040</b>		<b>1,040</b>