



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	660025495													
Parcel ID	20N15E-30-1-00000-000-0000													
Cadastral ID	30-20-15-05300													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	300603													
BENTON, DENUS &														
SHELLIE														
29775 S 4100 RD														
CATOOSA OK 74015-0000														
Parcel Location														
Situs	00309 DELAWARE													
Subdivision														
Lot/Block	/	Parcel Size	.44 - Acres											
Sec/Twn/Rng	30 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18520142 -95.74947917														
BEG: 288' N SE/C SE SW NE; N 62' W 310' S 62' E 310'														
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					
					2294/939	CONNER, JACK L JR &	12/26/2012	35,000	YES					
					2257/570	CONNER, JACK MRS	07/09/2012	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2013		Land Value	14,672	13,119	11%	1,443	Assessed	4,649	495.86				
Year Frozen	0		Improvements	46,523	29,148		3,206	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0		Total Value	61,195	42,267		4,649	Total Taxable	4,649	496.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660025495	BENTON, DENUS &			1	40,255	0	4,427	472.00					
2024	2024-660025495	BENTON, DENUS &			1	42,118	0	4,375	462.00					
2023	2023-660025495	BENTON, DENUS &			1	38,466	0	4,166	428.00					
2022	2022-660025495	BENTON, DENUS &			1	36,321	0	3,968	398.00					
2021	2021-660025495	BENTON, DENUS &			1	34,358	0	3,779	332.00					
2020	2020-660025495	BENTON, DENUS &			1	34,545	0	3,800	337.00					
2019	2019-660025495	BENTON, DENUS &			1	33,687	0	3,706	333.00					
2018	2018-660025495	BENTON, DENUS &			1	34,089	0	3,750	335.00					
2017	2017-660025495	BENTON, DENUS &			1	33,834	0	3,722	336.00					
2016	2016-660025495	BENTON, DENUS &			1	33,072	0	3,638	324.00					
2015	2015-660025495	BENTON, DENUS &			1	32,605	0	3,587	321.00					
2014	2014-660025495	BENTON, DENUS &			1	33,952	0	3,735	338.00					
2013	2013-660025495	BENTON, DENUS &			1	35,379	0	3,892	348.00					



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 0.44 Non-Ag Acres 0.4413 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 19,222.00 x .76 = 14,672 Factor Value Adjustments 1.0000 Lot Value 14,672		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	780 / 780
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	200 Carport - Shed Roof 1 Stalls
Remodel	
Year/Eff Age	1940 / 65

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 91,119 116.82 Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	130.14	Total Misc Impr	+	9,205	
Roofing Adj	+ 7.24	Garage Cost	+	5,602	
Subfloor Adj	+ 0.00	Total RCN	=	130,832	
Heat/Cool Adj	+ 1.20	Depreciation (66%)	-	86,349	
Plumbing Adj	+ 10.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	44,483	
Adj Base Cost	= 148.75	Lot Value	+	14,672	
Total Area	x 780	Indicated Value	=	59,155	
Adjusted Cost	= 116,025	Value Per SqFt		75.84	

Value Reconciliation
Selected Approach Cost Approach Improvements 44,483 Lot Value 14,672 Indicated Value 59,155 75.84 Per SqFt Agland Value Site Improvements 2,040 Total Value 61,195 78.46 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62315	28x8		224	32.18		7,208
PATO	SLAB PORCH - OPEN	62316	24x6		144	13.87		1,997



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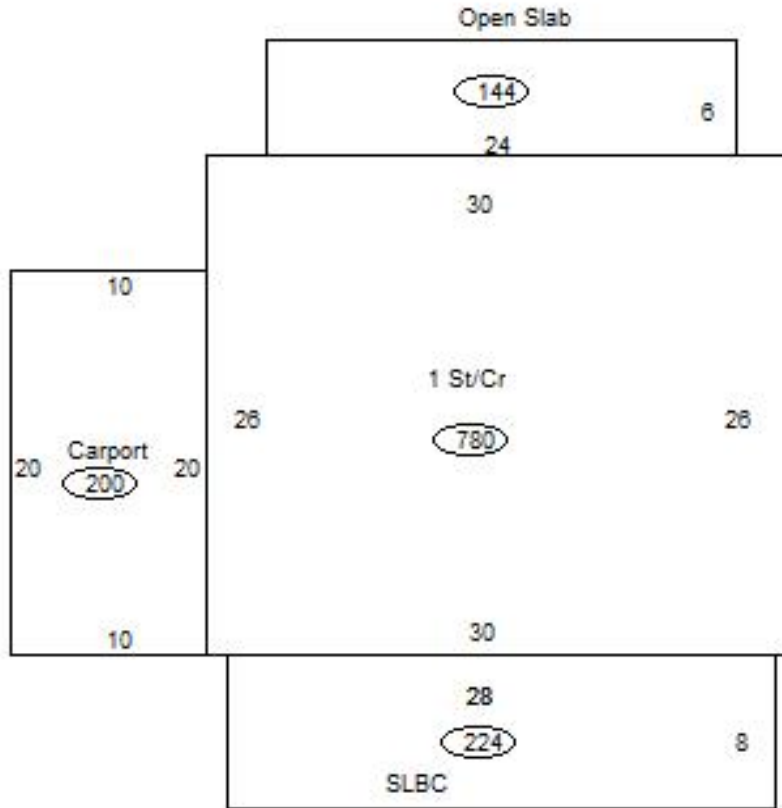
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	780	1.000	780
2	M	PRCH		13	SLBC	224	1.000	224
3	M	PATO		13	Open Slab	144	1.000	144
4	G	4		13	Carport	200	1.000	200
Total Building Area						780		780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2021	Eff Age 4	
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (20.98 x 120)		2,518		2,518 478		2,040