



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:08:33
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Assessment Data					Primary Image									
Account	660025512				<p>660025512_001.JPG 12/9/2025</p>									
Parcel ID	20N15E-30-4-00000-000-0000													
Cadastral ID	30-20-15-07000													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	329950													
BENTON, DENUS														
29775 S 4100 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	104.5 W ELM ST													
Subdivision														
Lot/Block	/	Parcel Size	.21 - Acres											
Sec/Twn/Rng	30 / 20 / 15 / 4													
Neighborhood	5001 - TASC 2016													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18398766 -95.74884200														
TR IN NW NE SE, BEG: 73.85' S NW/C SD TR, S 85.55', SELY 82. 6', NELY 81'; NWLY 110.66' TO POB														
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					
					/	BENTON, HATTIE M	12/06/2019	0	WB					
					869/92			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	0	Land Value	9,673	9,673	11%	1,064	Assessed	2,704	288.41					
Year Frozen	0	Improvements	18,919	14,908		1,640	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	28,592	24,581		2,704	Total Taxable	2,704	288.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025512	BENTON, DENUS	1	28,453	0	2,575	275.00							
2024	2024-660025512	BENTON, DENUS	1	26,574	0	2,453	259.00							
2023	2023-660025512	BENTON, DENUS	1	29,056	0	2,336	240.00							
2022	2022-660025512	BENTON, DENUS	1	28,727	0	2,225	223.00							
2021	2021-660025512	BENTON, DENUS	1	19,262	0	2,119	186.00							
2020	2020-660025512	BENTON, DENUS	1	19,262	0	2,119	188.00							
2019	2019-660025512	BENTON, DAVID R &	1	19,262	0	2,119	190.00							
2018	2018-660025512	BENTON, DAVID R &	1	21,094	0	2,037	182.00							
2017	2017-660025512	BENTON, DAVID R &	1	26,461	0	1,940	175.00							
2016	2016-660025512	BENTON, DAVID R &	1	26,461	0	1,848	164.00							
2015	2015-660025512	BENTON, DAVID R &	1	15,996	0	1,759	157.00							
2014	2014-660025512	BENTON, DAVID R &	1	15,996	0	1,759	159.00							
2013	2013-660025512	BENTON, DAVID R &	1	15,996	0	1,759	157.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5793		
Non-Ag Acres	0.178		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	7,738.00 x 1.25 = 9,673		
Factor Value	0		
Adjustments			
Lot Value	9,673		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122183
Total Building Area	1,482	Image Date	12/9/2025
Total Base Value	94,596	Name	001.JPG
Modifier Value		Description	660025512_001.JPG
Misc Improvements			
Replacement Cost New	94,596		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	18,919		
Economic Depreciation			
RCNLD (All Sources)	18,919		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	18,919		
Land Value	9,673		
Cost Approach Value	28,592		19.29/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	9,673
Effective Gross Income (EGI)		Total Appraised Value	28,592
Total Expenses			19.29/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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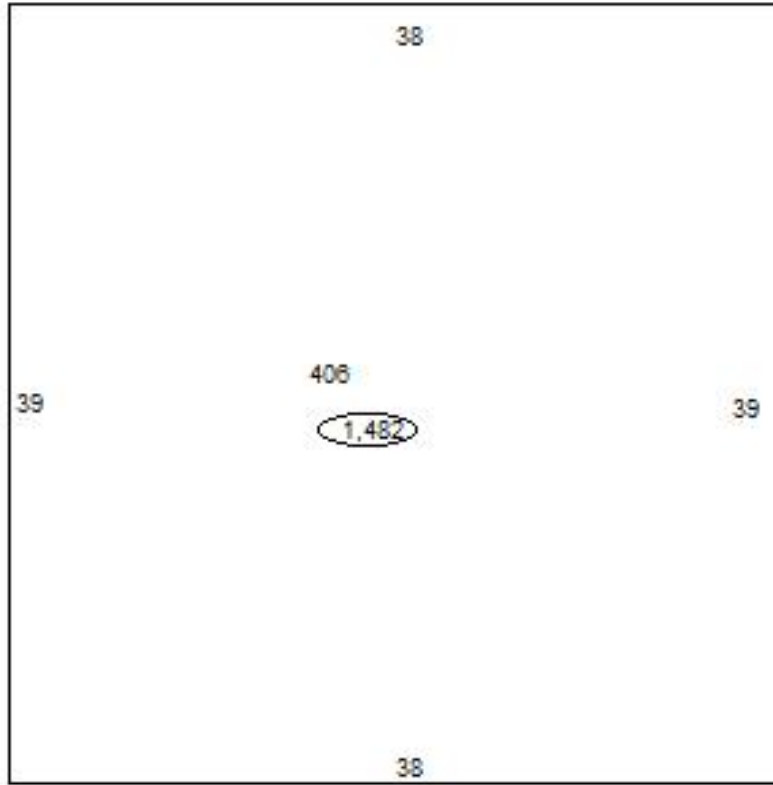
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Sketch Image

660025512



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	1,482	1.000	1,482
Total Building Area						1,482		1,482



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Account 660025512
Parcel ID 20N15E-30-4-00000-000-0000
Cadastral ID 30-20-15-07000

Tax Area Code 1
Property Class UC
Owners Name BENTON, DENUS

Building Data

Building ID 24
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,482
Average Perimeter 154
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1981
Effective Age 38
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0011.JPG
Image Date 5/17/2021
Image Name IMG_0011.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 38.01
Wall Cost 25.82
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.83
Total Area 1,482
Base RCN 94,596
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 94,596
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (75,677)
Total RCNLD 18,919
Lump Sums
Total Building Value 18,919 \$ 12.77 Per SqFt