



# 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	660025516				<p>660025516_001.JPG 12/9/2025</p>									
Parcel ID	20N15E-30-4-00000-000-0000													
Cadastral ID	30-20-15-07300													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	329950													
BENTON, DENUS														
29775 S 4100 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	00419 S CHEROKEE ST													
Subdivision														
Lot/Block	/	Parcel Size	.35 - Acres											
Sec/Twn/Rng	30 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18297105 -95.74860962														
TR IN NW NE SE, BEG 407.59' S NW/C SD TR, S 105.8' TO POB, SELY 135.8' NELY 100', NWLY 164.68' 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	11,894	10,202	11%	1,122	Assessed	2,939	313.47					
Year Frozen	0	Improvements	30,288	16,519		1,817	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	42,182	26,721		2,939	Total Taxable	2,939	313.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025516	BENTON, DENUS	1	25,995	0	2,800	299.00							
2024	2024-660025516	BENTON, DENUS	1	27,258	0	2,666	281.00							
2023	2023-660025516	BENTON, DENUS	1	24,910	0	2,539	261.00							
2022	2022-660025516	BENTON, DENUS	1	23,901	0	2,419	243.00							
2021	2021-660025516	BENTON, DENUS	1	20,939	0	2,304	203.00							
2020	2020-660025516	BENTON, DENUS	1	20,708	0	2,278	202.00							
2019	2019-660025516	BENTON, DAVID R &	1	20,199	0	2,222	200.00							
2018	2018-660025516	BENTON, DAVID R &	1	19,670	0	2,164	193.00							
2017	2017-660025516	BENTON, DAVID R &	1	19,553	0	2,151	194.00							
2016	2016-660025516	BENTON, DAVID R &	1	19,101	0	2,101	187.00							
2015	2015-660025516	BENTON, DAVID R &	1	18,968	0	2,086	186.00							
2014	2014-660025516	BENTON, DAVID R &	1	19,597	0	2,120	192.00							
2013	2013-660025516	BENTON, DAVID R &	1	19,883	0	2,019	181.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.35 <b>Non-Ag Acres</b> 0.3431 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 14,947.00 x .80 = 11,894 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 11,894		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	816 / 816
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1948 / 78

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 80,430 98.57 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	131.11	<b>Total Misc Impr</b>	+ 3,211	<b>Roofing Adj</b>	+ 7.26	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 126,199	<b>Heat/Cool Adj</b>	+ 2.62	<b>Depreciation ( 76%)</b>	- 95,911
<b>Plumbing Adj</b>	+ 9.73	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 30,288
<b>Adj Base Cost</b>	= 150.72	<b>Lot Value</b>	+ 11,894	<b>Total Area</b>	x 816	<b>Indicated Value</b>	= 42,182
		<b>Value Per SqFt</b>	51.69	<b>Adjusted Cost</b>	= 122,988		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 30,288 <b>Lot Value</b> 11,894 <b>Indicated Value</b> 42,182 51.69 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 42,182 51.69 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62337	10x8		80	32.94		2,635
PATO	SLAB PORCH - OPEN	62338	10x4		40	14.39		576



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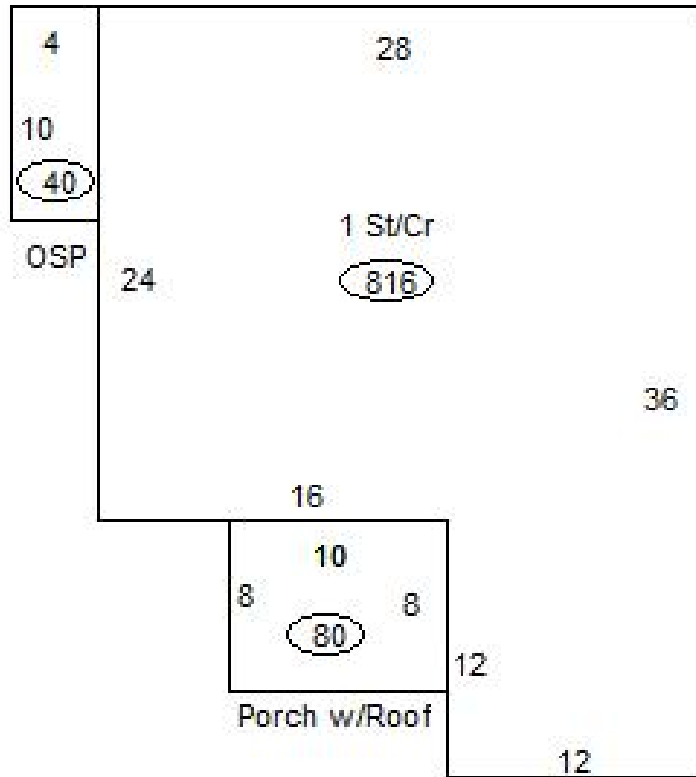
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Sketch Image

660025516



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	816	1.000	816
2	M	PRCH		13	SLBC	80	1.000	80
3	M	PATO		13	Open Slab	40	1.000	40
<b>Total Building Area</b>						<b>816</b>		<b>816</b>