




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:47:04
 Page 1

Assessment Data					Primary Image																								
Account 660027291 Parcel ID 000000-00-0-00831-009-0008 Cadastral ID 31-22-15-03730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 285908 BENING, CAROLYN J REVOCABLE TRUST 4815 E ELM RD CLAREMORE OK 74019-1944 Parcel Location Situs 04815 E ELM RD Subdivision TRAILS END ESTATES Lot/Block 0008 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (81)\IMG_0034.JPG 7/18/2022</p>																								
Legal Description Lat/Long: 36.34081879 -95.74591089																													
LOT 8 BLOCK 9 TRAILS END ESTATES					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>R2017 07 13</td> <td>R18-NEW 288 SQ FT 12X24 DETACH G</td> <td>07/2017</td> <td>11/2017</td> <td>5,000</td> </tr> <tr> <td>8205</td> <td>R4 - NEW HOME</td> <td>08/2003</td> <td>02/2004</td> <td>79,605</td> </tr> <tr> <td>R4</td> <td>TRSTEE DEED MTG 1510-268</td> <td>08/2003</td> <td>02/2004</td> <td>87,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2017 07 13	R18-NEW 288 SQ FT 12X24 DETACH G	07/2017	11/2017	5,000	8205	R4 - NEW HOME	08/2003	02/2004	79,605	R4	TRSTEE DEED MTG 1510-268	08/2003	02/2004	87,500
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Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	1602/1	JAMCO CONSTRUCTION INC	05/14/2004	132,000	YES																				
					1510/267	SOKOLOSKY, D M &	08/01/2003	15,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax																				
Remove Cap	2005	Land Value	68,156	40,149	11%	4,416	Assessed	17,111	1,928.38																				
Year Frozen	2013	Improvements	195,912	115,408		12,695	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-101.00																				
TIF Project ID	0	Total Value	264,068	155,557		17,111	Total Taxable	16,111	1,827.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660027291	BENING, CAROLYN J			28	257,189	1000	16,111	1,826.00																				
2024	2024-660027291	BENING, CAROLYN J			28	283,558	1000	16,111	1,858.00																				
2023	2023-660027291	BENING, CAROLYN J			28	226,212	1000	16,111	1,829.00																				
2022	2022-660027291	BENING, VIRGIL &			28	230,370	1000	16,111	1,818.00																				
2021	2021-660027291	BENING, VIRGIL &			28	204,155	1000	16,111	1,842.00																				
2020	2020-660027291	BENING, VIRGIL &			28	192,987	1000	16,112	1,846.00																				
2019	2019-660027291	BENING, VIRGIL &			28	184,992	1000	16,111	1,828.00																				
2018	2018-660027291	BENING, VIRGIL &			28	190,609	1000	16,111	1,846.00																				
2017	2017-660027291	BENING, VIRGIL &			28	183,203	1000	15,488	1,750.00																				
2016	2016-660027291	BENING, VIRGIL &			28	178,779	1000	15,488	1,713.00																				
2015	2015-660027291	BENING, VIRGIL &			28	168,597	1000	15,488	1,730.00																				
2014	2014-660027291	BENING, VIRGIL &			28	170,116	1000	15,488	1,685.00																				
2013	2013-660027291	BENING, VIRGIL &			28	160,488	1000	15,489	1,681.00																				



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Date 04/17/2026
 Time 01:47:04
 Page 2

Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	61027		
Non-Ag Acres	1.4841		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	64,646.00 x 1.05 = 68,156		
Factor Value			
Adjustments	1.0000		
Lot Value	68,156		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,696 / 1,696
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,696
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	206,213 121.59 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	226,650 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	181,803
Lot Value	68,156
Indicated Value	249,959 147.38 Per SqFt
Agland Value	
Site Improvements	14,109
Total Value	264,068 155.70 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.47	Total Misc Impr	+	3,887
Roofing Adj	+ 4.41	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	230,131
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	48,328
Plumbing Adj	+ 8.30	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	181,803
Adj Base Cost	= 126.50	Lot Value	+	68,156
Total Area	x 1,696	Indicated Value	=	249,959
Adjusted Cost	= 214,544	Value Per SqFt		147.38

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65876	164		164	23.70		3,887



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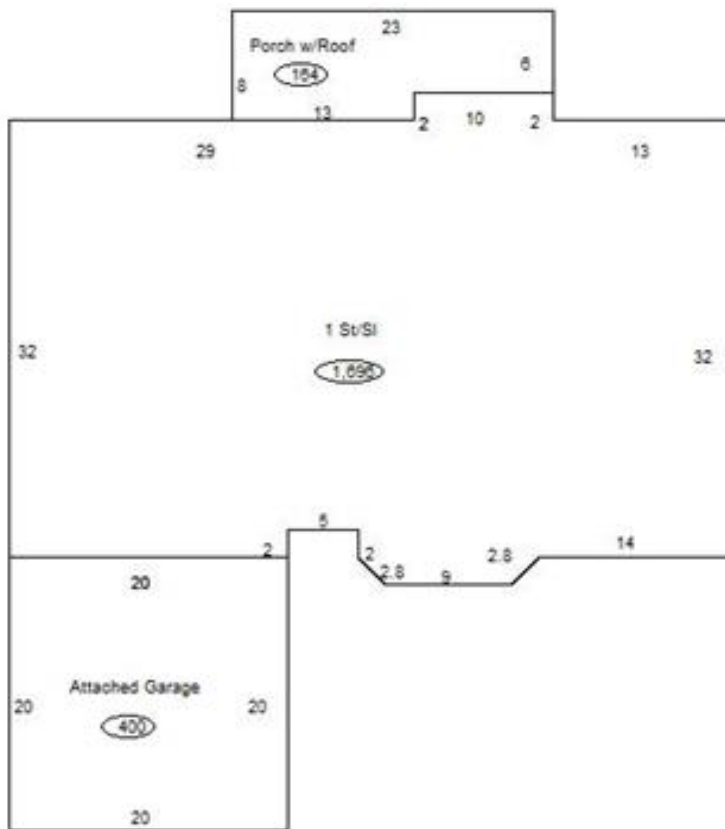
Date 04/17/2026

Time 01:47:04

Page 3

Sketch Image

660027291



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,696	1.000	1,696
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	164	1.000	164
Total Building Area						1,696		1,696



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Time 01:47:04
Page 4

660027291

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x12x0			288
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 288)		9,861	9,861	1,282	8,579
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual	2	Cond 3	Year 2003	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216	9,216	3,686	5,530