



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:06:54
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Assessment Data					Primary Image																																																																																																											
Account 660027875 Parcel ID 22N17E-32-4-00000-000-0000 Cadastral ID 32-22-17-01500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 345459 BENSON, EDWARD THOMAS PO BOX 140198 BROKEN ARROW OK 74014-0000 Parcel Location Situs 18820 S 4210 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 32 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	10.3607	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	451,314.00 x .30 = 134,609	
Factor Value		
Adjustments	2.3172	
Lot Value	311,910	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,542 / 1,542
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	UPDATE -
Year/Eff Age	1963 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adjusted R	0.8445		
Indicated Value	135,222	87.69	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.20	Total Misc Impr	+ 6,636				
Roofing Adj	+ 4.32	Garage Cost	+ 0				
Subfloor Adj	+ 1.19	Total RCN	= 182,116				
Heat/Cool Adj	+ 11.47	Depreciation (18%)	- 32,781				
Plumbing Adj	+ 3.62	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 149,335				
Adj Base Cost	= 113.80	Lot Value	+ 311,910				
Total Area	x 1,542	Indicated Value	= 461,245				
Adjusted Cost	= 175,480	Value Per SqFt	299.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,335		
Lot Value	311,910		
Indicated Value	461,245	299.12	Per SqFt
Agland Value			
Site Improvements	28,770		
Total Value	490,015	317.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	67381	16x4		64	24.07		1,540



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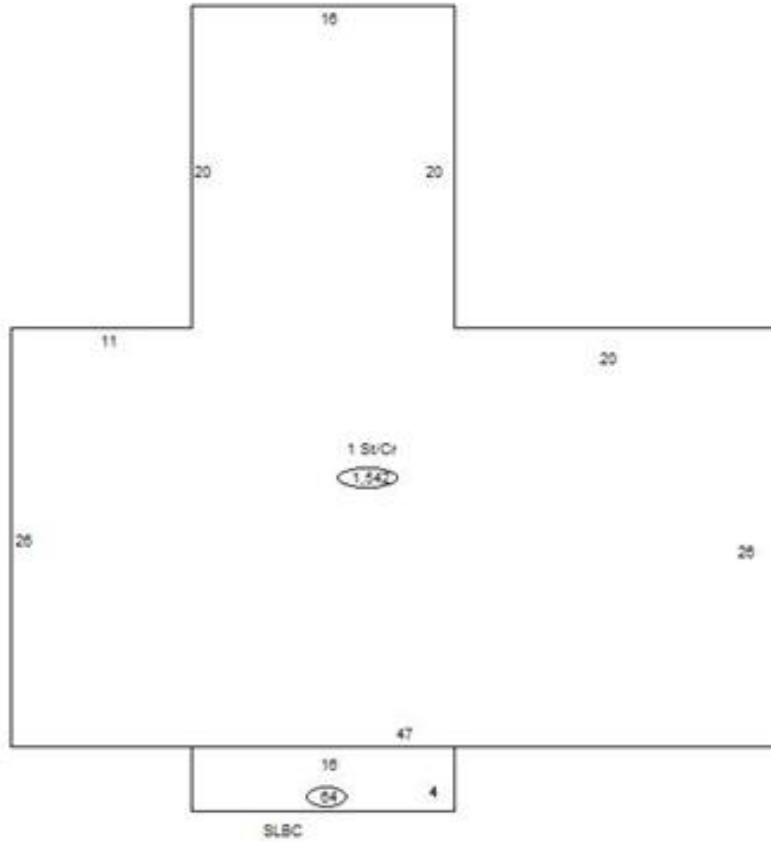
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,542	1.000	1,542
2	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,542		1,542



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x30x12	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2025	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (32.29 x 900)	29,061	29,061	291	28,770