



# 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	660028328								
Parcel ID	21N15E-33-2-00000-000-0000								
Cadastral ID	33-21-15-02400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	120584								
BENNETT, JANE									
24233 S 4090 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24233 S 4090 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.15 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 2								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25919332 -95.72143212									
Building Permits									
N 142' S2 NW SW NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	808/833			45,000	No
H	Homestead	No	1,000						
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	55,532	32,707	11%	3,598	Assessed	15,631	1,627.68
Year Frozen	2020	Improvements	185,719	109,386		12,033	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	241,251	142,093		15,631	Total Taxable	14,631	1,541.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028328	BENNETT, JANE	4	229,079	1000	14,630	1,541.00		
2024	2024-660028328	BENNETT, JANE	4	248,542	1000	14,630	1,413.00		
2023	2023-660028328	BENNETT, JANE	4	211,735	1000	14,631	1,391.00		
2022	2022-660028328	BENNETT, JANE	4	208,255	1000	14,630	1,416.00		
2021	2021-660028328	BENNETT, JANE	4	205,412	1000	14,630	1,380.00		
2020	2020-660028328	BENNETT, JANE	4	202,592	1000	14,630	1,382.00		
2019	2019-660028328	BENNETT, JANE	4	188,925	1000	14,175	1,360.00		
2018	2018-660028328	BENNETT, JANE	4	193,543	1000	13,733	1,319.00		
2017	2017-660028328	BENNETT, JANE	4	192,181	1000	13,304	1,281.00		
2016	2016-660028328	BENNETT, JANE	4	187,809	1000	12,887	1,245.00		
2015	2015-660028328	BENNETT, JANE	4	182,872	0	13,483	1,302.00		
2014	2014-660028328	BENNETT, JANE	4	184,778	0	12,841	1,173.00		
2013	2013-660028328	BENNETT, JANE	4	175,386	0	12,230	1,158.00		



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2993	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	100,158.00 x .55 = 55,532	
Factor Value		
Adjustments	1.0000	
Lot Value	55,532	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,560 / 2,160
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	238,670	110.50	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,124		
Lot Value	55,532		
Indicated Value	217,656	100.77	Per SqFt
Agland Value			
Site Improvements	23,595		
Total Value	241,251	111.69	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.25	Total Misc Impr	+	26,909			
Roofing Adj	+ 3.56	Garage Cost	+	13,068			
Subfloor Adj	+ -1.67	Total RCN	=	294,771			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	132,647			
Plumbing Adj	+ 7.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,124			
Adj Base Cost	= 117.96	Lot Value	+	55,532			
Total Area	x 2,160	Indicated Value	=	217,656			
Adjusted Cost	= 254,794	Value Per SqFt		100.77			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	68193	15x2		30	26.84		805
EPSW	ENCLOSED PORCH - SOLID WALL	68194	264		264	68.63		18,118
PATO	SLAB PORCH - OPEN	68195	16x15		240	9.88		2,371

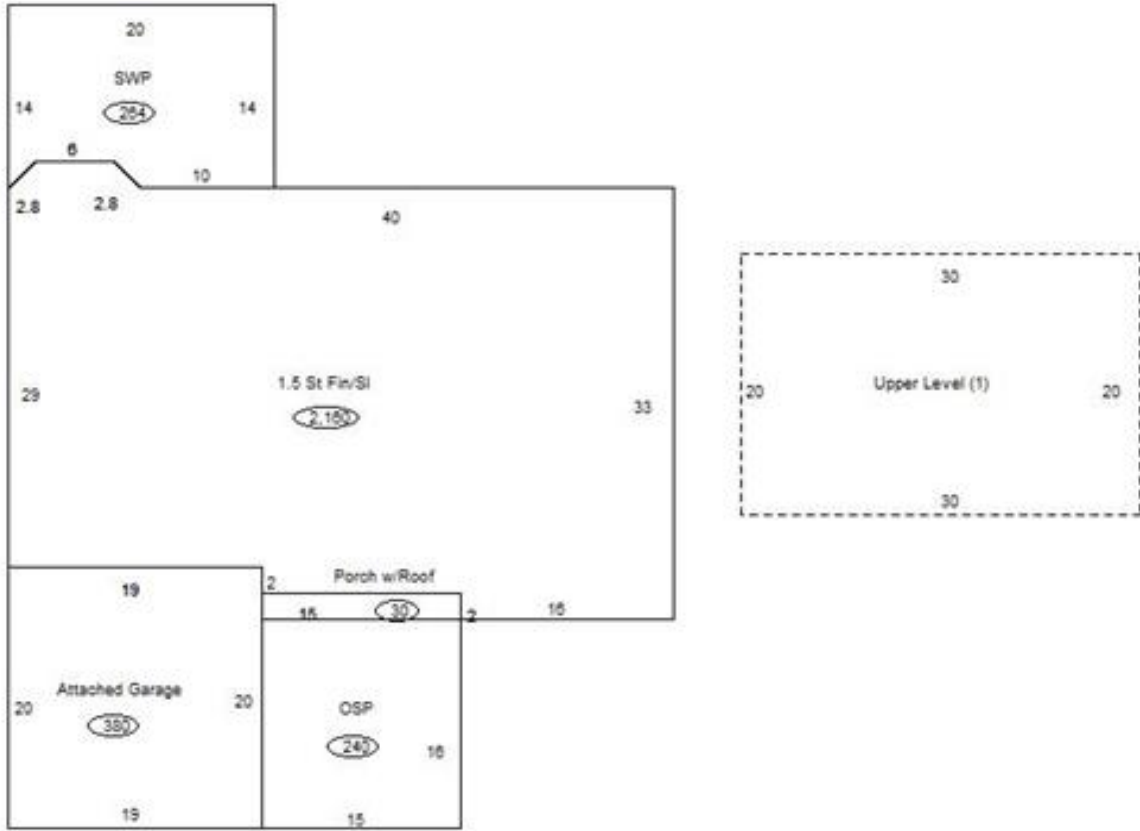


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,560	1.385	2,160
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	EPSW		13	EPSW	264	1.000	264
5	M	PATO		13	Open Slab	240	1.000	240
6	U	^UL		13	Upper Level (1)	600	1.000	600
<b>Total Building Area</b>						1,560		2,160



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.25 x 1,200)	36,300	36,300	12,705	23,595