



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	660028331								
Parcel ID	21N15E-33-2-00000-000-0000								
Cadastral ID	33-21-15-02700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	282774								
BENNETT, KENNETH R									
24303 S 4090 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	24303 S 4090 RD								
Subdivision									
Lot/Block	/	Parcel Size	4 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 2								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25827840 -95.72143936									
N 264', S 705.72' W2 SW NW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 410	NEW DTCH ACC BLDG 40X60	12/2025		100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1485/425	PALMER, PEGGY A	05/22/2003	145,000	YES					
1395/77	PALMER, MICHAEL L	07/31/2002	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2004	Land Value	74,400	55,179	11%	6,070	Assessed	18,904	1,968.51
Year Frozen	2022	Improvements	157,311	116,670		12,834	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	231,711	171,849		18,904	Total Taxable	17,904	1,881.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028331	BENNETT, KENNETH R	4	196,261	1000	17,903	1,881.00		
2024	2024-660028331	BENNETT, KENNETH R	4	204,540	1000	17,903	1,727.00		
2023	2023-660028331	BENNETT, KENNETH R	4	171,849	1000	17,904	1,701.00		
2022	2022-660028331	BENNETT, KENNETH R	4	170,956	1000	17,806	1,722.00		
2021	2021-660028331	BENNETT, KENNETH R	4	182,559	1000	18,635	1,754.00		
2020	2020-660028331	BENNETT, KENNETH R	4	182,621	1000	18,063	1,704.00		
2019	2019-660028331	BENNETT, KENNETH R	4	168,251	1000	17,508	1,678.00		
2018	2018-660028331	BENNETT, KENNETH R	4	174,078	1000	18,149	1,740.00		
2017	2017-660028331	BENNETT, KENNETH R	4	172,877	1000	18,016	1,732.00		
2016	2016-660028331	BENNETT, KENNETH R	4	169,341	1000	17,628	1,700.00		
2015	2015-660028331	BENNETT, KENNETH R	4	166,716	1000	17,339	1,685.00		
2014	2014-660028331	BENNETT, KENNETH R	4	167,792	1000	17,457	1,605.00		
2013	2013-660028331	BENNETT, KENNETH R	4	184,688	1000	18,968	1,807.00		



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.0319 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 175,630.00 x .42 = 74,400 Factor Value Adjustments 1.0000 Lot Value 74,400		

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, Vinyl
Base/Total Area	1,843 / 1,843
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,843
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	634 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,346	109.79	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.54	Total Misc Impr	+ 17,382				
Roofing Adj	+ 4.34	Garage Cost	+ 16,566				
Subfloor Adj	+ -1.14	Total RCN	= 262,185				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 104,874				
Plumbing Adj	+ 7.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,311				
Adj Base Cost	= 123.84	Lot Value	+ 74,400				
Total Area	x 1,843	Indicated Value	= 231,711				
Adjusted Cost	= 228,237	Value Per SqFt	125.72				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,311		
Lot Value	74,400		
Indicated Value	231,711	125.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,711	125.72	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	68207		219	219	23.50	5,147
PATO	SLAB PORCH - OPEN	68208	12x10		120	10.68	1,282
CPAT	Carport - Attached	154206	26x22	2023	572	10.24	5,857



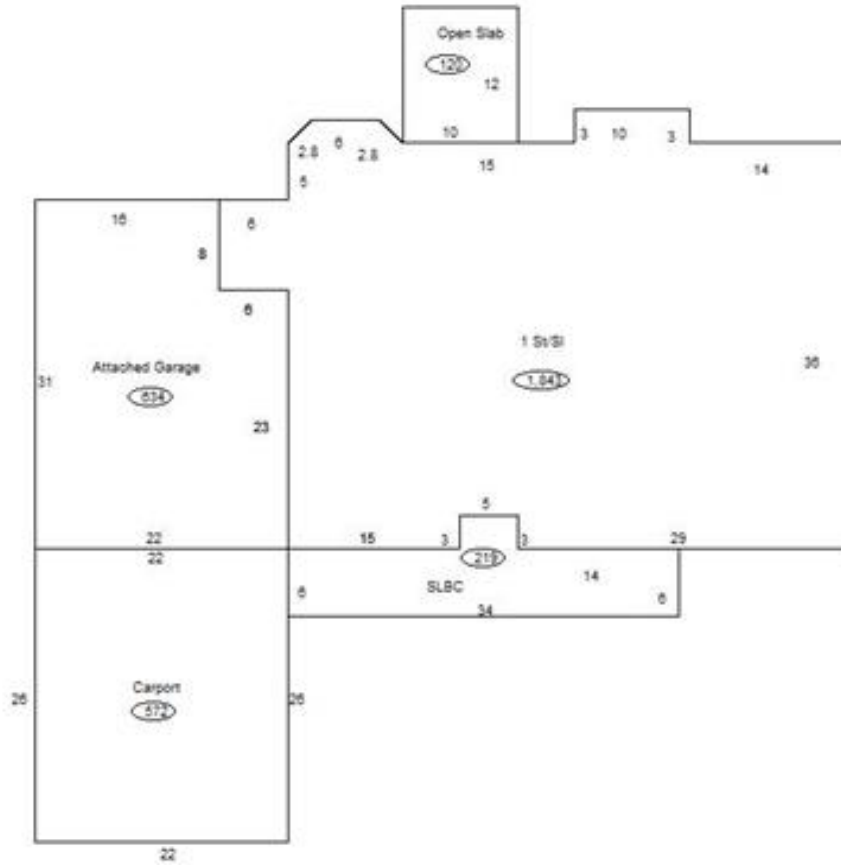
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,843	1.000	1,843
2	G	1		13	Attached Garage	634	1.000	634
3	M	PRCH		13	SLBC	219	1.000	219
4	M	PATO		13	Open Slab	120	1.000	120
5	M	CPAT		13	Carport	572	1.000	572
Total Building Area						1,843		1,843