



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:27:10
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Assessment Data					Primary Image																																																																																																																				
Account 660028336 Parcel ID 21N15E-33-3-00000-000-0000 Cadastral ID 33-21-15-03200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 120694 BENNETT, MICHAEL CARL & DEBRA L-TRUSTEES 6404 E CEDAR CR RD CLAREMORE OK 74019-4317 Parcel Location Situs 06404 E CEDAR CREEK RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 33 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25140827 -95.71659471 BEG; 330.36' E OF SW/C SE SW N 612.54' TO POB, N 214.47', E 203.11', S 214.47', W 202.99 TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1646	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,730.00 x .74 = 37,716	
Factor Value		
Adjustments	1.0000	
Lot Value	37,716	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,498 / 2,218
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31

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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	204,555	92.22	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	92.48	Total Misc Impr	+	1,445	
Roofing Adj	+ 3.28	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	257,380	
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	100,378	
Plumbing Adj	+ 6.99	Lump Sums	+	19,987	
Basement Adj	+ 0.00	RCNLD	=	176,989	
Adj Base Cost	= 115.39	Lot Value	+	37,716	
Total Area	x 2,218	Indicated Value	=	214,705	
Adjusted Cost	= 255,935	Value Per SqFt		96.80	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,989		
Lot Value	37,716		
Indicated Value	214,705	96.80	Per SqFt
Agland Value			
Site Improvements	9,662		
Total Value	224,367	101.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68223	9x6		54	26.76		1,445
WODC	WOOD DECK - COVERED	68224	45x15		675	29.61		19,987



Rogers

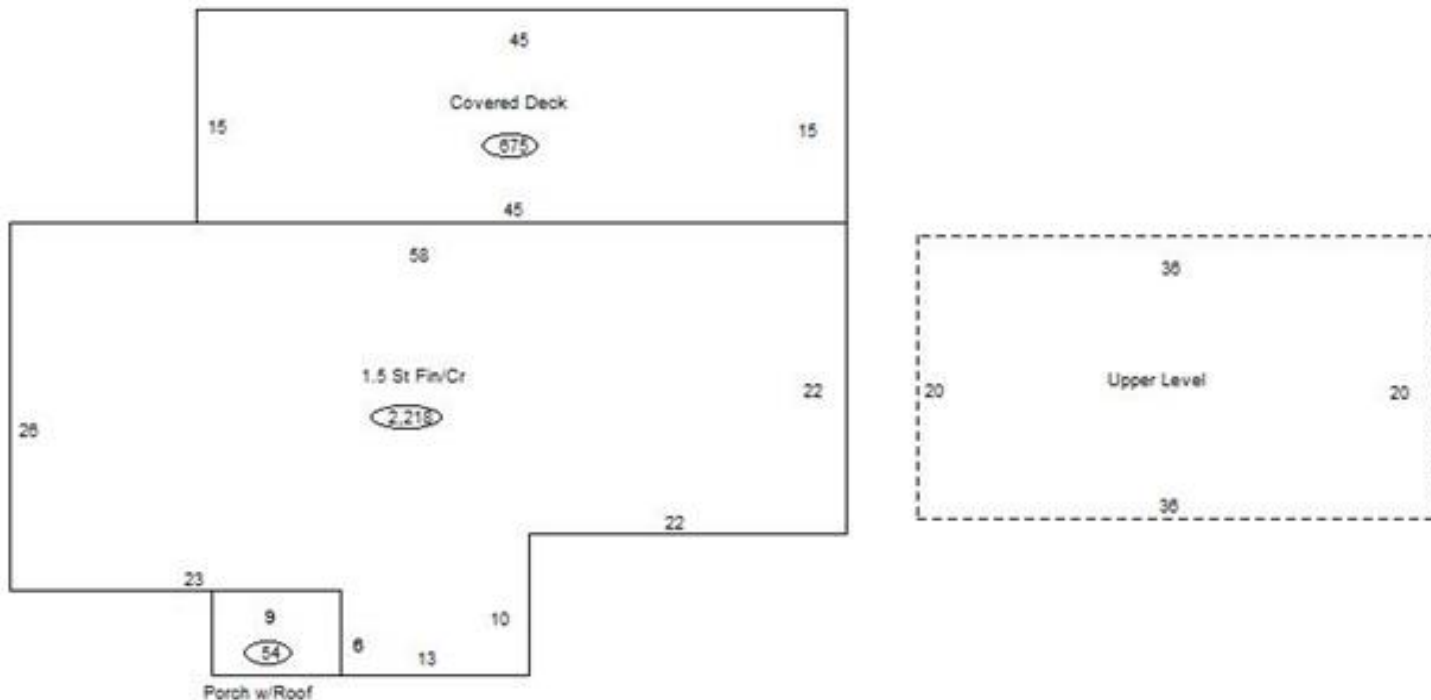
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,498	1.481	2,218
2	M	PRCH		13	SLBC	54	1.000	54
3	M	WODC		13	WODC	675	1.000	675
4	U	^UL	Overhang	13	Upper Level	720	1.000	720
Total Building Area						1,498		2,218



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			320
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 320)	1,363		1,363	341	1,022
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)	11,520		11,520	2,880	8,640