



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	660028337													
Parcel ID	21N15E-33-2-00000-000-0000													
Cadastral ID	33-21-15-03300													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	262555													
BENNETT, KENNETH R														
24303 S 4090 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	24255 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: 36.25881455 -95.72145054														
N 142', S 847.72' W2 SW NW														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1015/459	POPE, DAVE S &	01/25/1996	50,000	No					
					878/220	STOUT, ERIC C	04/03/1992	37,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	51,273	41,201	11%	4,532	Assessed	12,629	1,315.08					
Year Frozen	0	Improvements	110,240	73,611		8,097	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	161,513	114,812		12,629	Total Taxable	12,629	1,315.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660028337	BENNETT, KENNETH R	4	146,242	0	12,028	1,252.00							
2024	2024-660028337	BENNETT, KENNETH R	4	149,790	0	11,455	1,098.00							
2023	2023-660028337	BENNETT, KENNETH R	4	127,147	0	10,910	1,030.00							
2022	2022-660028337	BENNETT, KENNETH R	4	128,577	0	10,390	999.00							
2021	2021-660028337	BENNETT, KENNETH R	4	123,199	0	9,896	926.00							
2020	2020-660028337	BENNETT, KENNETH R	4	122,049	0	9,424	884.00							
2019	2019-660028337	BENNETT, KENNETH R	4	113,864	0	8,975	854.00							
2018	2018-660028337	BENNETT, KENNETH R	4	118,302	0	8,548	815.00							
2017	2017-660028337	BENNETT, KENNETH R	4	117,659	0	8,142	778.00							
2016	2016-660028337	BENNETT, KENNETH R	4	115,780	0	7,754	743.00							
2015	2015-660028337	BENNETT, KENNETH R	4	113,944	0	7,385	713.00							
2014	2014-660028337	BENNETT, KENNETH R	4	117,197	0	7,033	642.00							
2013	2013-660028337	BENNETT, KENNETH R	4	114,597	0	6,698	634.00							



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.9427	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	84,622.00 x .61 = 51,273	
Factor Value		
Adjustments	1.0000	
Lot Value	51,273	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
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	963 Carport - Gable Roof
Remodel	
Year/Eff Age	1963 / 47

Cost Approach				Manual : 01/2025			
Base Cost	96.68	Total Misc Impr	+	6,185			
Roofing Adj	+ 4.38	Garage Cost	+	6,298			
Subfloor Adj	+ 2.53	Total RCN	=	145,046			
Heat/Cool Adj	+ 10.30	Depreciation (56%)	-	81,226			
Plumbing Adj	+ 4.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	63,820			
Adj Base Cost	= 118.36	Lot Value	+	51,273			
Total Area	x 1,120	Indicated Value	=	115,093			
Adjusted Cost	= 132,563	Value Per SqFt		102.76			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,305	177.95	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,820		
Lot Value	51,273		
Indicated Value	115,093	102.76	Per SqFt
Agland Value			
Site Improvements	46,420		
Total Value	161,513	144.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	68227	24x8		192	20.69		3,972
PATO	SLAB PORCH - OPEN	68228	26x10		260	8.51		2,213



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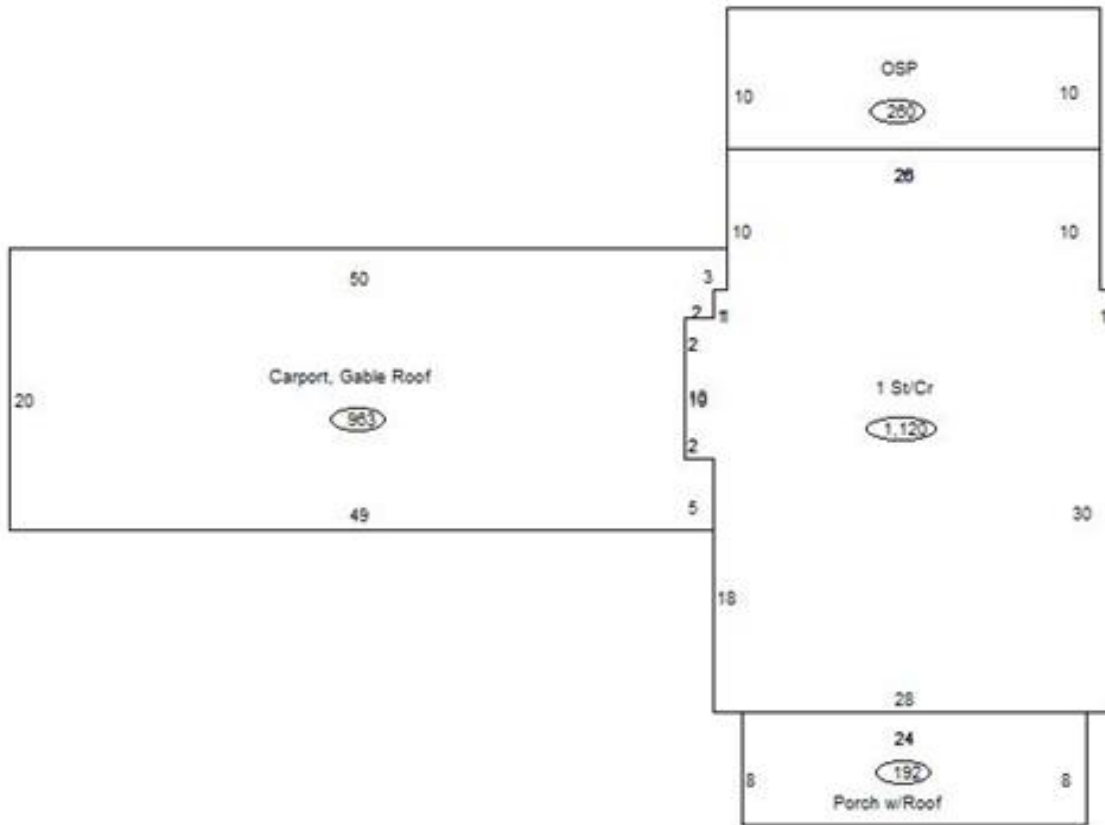
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,120	1.000	1,120
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PATO		13	Open Slab	260	1.000	260
4	G	3		13	Carport, Gable Roof	963	1.000	963
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 2,000)	53,780		53,780	8,067	45,713
	STF	STG FAIR	0x0x0			252
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 252)	1,179		1,179	472	707