



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 660031718 Parcel ID 000000-00-0-00078-005-0010 Cadastral ID 36-21-15-10620 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 327903 KEENER, BENJAMIN & BRANDI 9494 E MAGNOLIAWOOD DR CLAREMORE OK 74019-0000 Parcel Location Situs 09494 MAGNOLIAWOOD Subdivision BRIDGEPORT II Lot/Block 0010 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-13\IMG_0052.JPG 7/13/2022</p>														
Legal Description Lot/Long: 36.25220452 -95.66068736																			
LOT 10 BLOCK 5 BRIDGEPORT 2					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></td> <td></td> <td></td> <td></td> <td></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										
H	Homestead	Yes	1,000	1,000	/	WILLARD, CODY J &	06/12/2019	127,060	YES										
H	Homestead	No	1,000		2579/691	GIBSON, RICHARD D & REGENEA M	09/22/2016	119,000	YES										
					1036/842	VREELAND, FRANK &	08/26/1996	64,000	Yes										
					1029/619	HILLCREST PROPERTIES, INC	06/20/1996	7,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2020		Land Value	37,312	26,708	11%	2,938	Assessed	16,958										
Year Frozen	0		Improvements	131,990	127,459		14,020	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	169,302	154,167		16,958	Total Taxable	15,958										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031718	KEENER, BENJAMIN & BRANDI			80	168,008	1000	15,464	1,627.00										
2024	2024-660031718	KEENER, BENJAMIN & BRANDI			80	173,087	1000	14,985	1,447.00										
2023	2023-660031718	KEENER, BENJAMIN & BRANDI			80	148,896	1000	14,520	1,381.00										
2022	2022-660031718	KEENER, BENJAMIN & BRANDI			80	140,955	1000	14,068	1,362.00										
2021	2021-660031718	KEENER, BENJAMIN & BRANDI			80	133,667	1000	13,628	1,286.00										
2020	2020-660031718	KEENER, BENJAMIN & BRANDI			80	129,115	1000	13,203	1,248.00										
2019	2019-660031718	KEENER, BENJAMIN & BRANDI			80	118,065	1000	11,987	1,152.00										
2018	2018-660031718	WILLARD, CODY J &			80	121,426	1000	12,357	1,188.00										
2017	2017-660031718	WILLARD, CODY J &			80	120,420	0	13,246	1,265.00										
2016	2016-660031718	WILLARD, CODY J &			80	115,081	0	12,659	1,213.00										
2015	2015-660031718	GIBSON, RICHARD D & REGENEA M			80	113,920	0	12,531	1,210.00										
2014	2014-660031718	GIBSON, RICHARD D & REGENEA M			80	109,002	0	11,646	1,064.00										
2013	2013-660031718	GIBSON, RICHARD D & REGENEA M			80	109,035	0	11,091	1,050.00										



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.144		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,271.00 x 5.95 = 37,312		
Factor Value			
Adjustments	1.0000		
Lot Value	37,312		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,401 / 1,401
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,401
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,232	117.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	159,460		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.33	Total Misc Impr	+	4,324			
Roofing Adj	+ 4.51	Garage Cost	+	11,700			
Subfloor Adj	+ -1.21	Total RCN	=	188,557			
Heat/Cool Adj	+ 11.47	Depreciation (30%)	-	56,567			
Plumbing Adj	+ 10.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,990			
Adj Base Cost	= 123.15	Lot Value	+	37,312			
Total Area	x 1,401	Indicated Value	=	169,302			
Adjusted Cost	= 172,533	Value Per SqFt		120.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,990		
Lot Value	37,312		
Indicated Value	169,302	120.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,302	120.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75639	183		183	23.63		4,324



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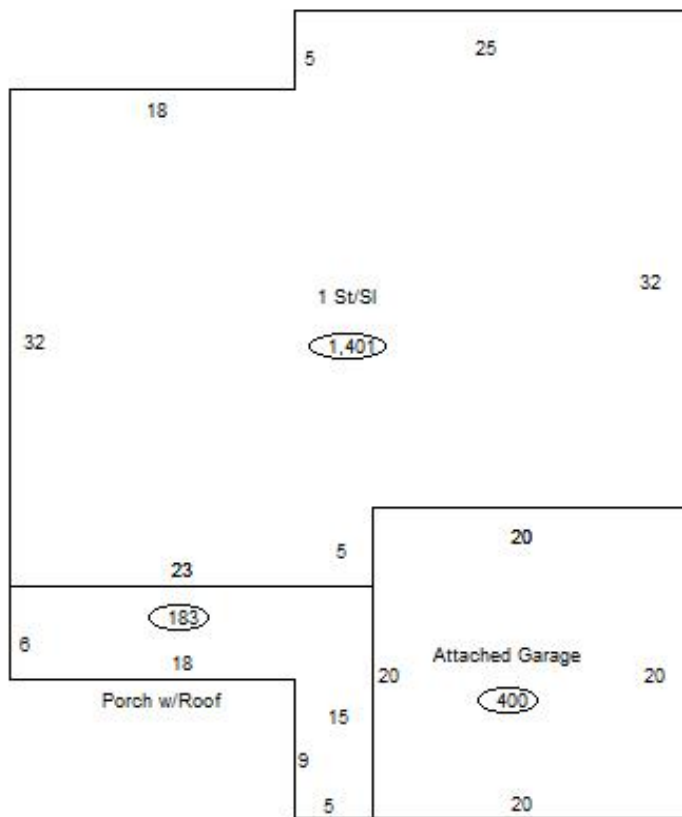
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,401	1.000	1,401
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	183	1.000	183
Total Building Area						1,401		1,401