



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 660056231 Parcel ID 21N17E-09-1-00000-000-0000 Cadastral ID 09-21-17-00210 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 257863 BENNETT, JAY FLOYD 18974 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 18974 E 480 RD Subdivision Lot/Block / Parcel Size 22.5 - Acres Sec/Twn/Rng 9 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660056231_001.JPG 11/24/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.32051794 -95.49097494																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	2,955 / 2,955
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,955
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	851 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	102.07	Total Misc Impr	+	23,704			
Roofing Adj	+ 5.03	Garage Cost	+	31,666			
Subfloor Adj	+ -3.22	Total RCN	=	427,464			
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	111,141			
Plumbing Adj	+ 7.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	316,323			
Adj Base Cost	= 125.92	Lot Value	+				
Total Area	x 2,955	Indicated Value	=	316,323			
Adjusted Cost	= 372,094	Value Per SqFt		107.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,323		
Lot Value			
Indicated Value	316,323	107.05	Per SqFt
Agland Value	2,439		
Site Improvements	40,917		
Total Value	359,679	121.72	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	6,429.63		6,430
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	78616	12x6		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	78617	307		307	28.45		8,734



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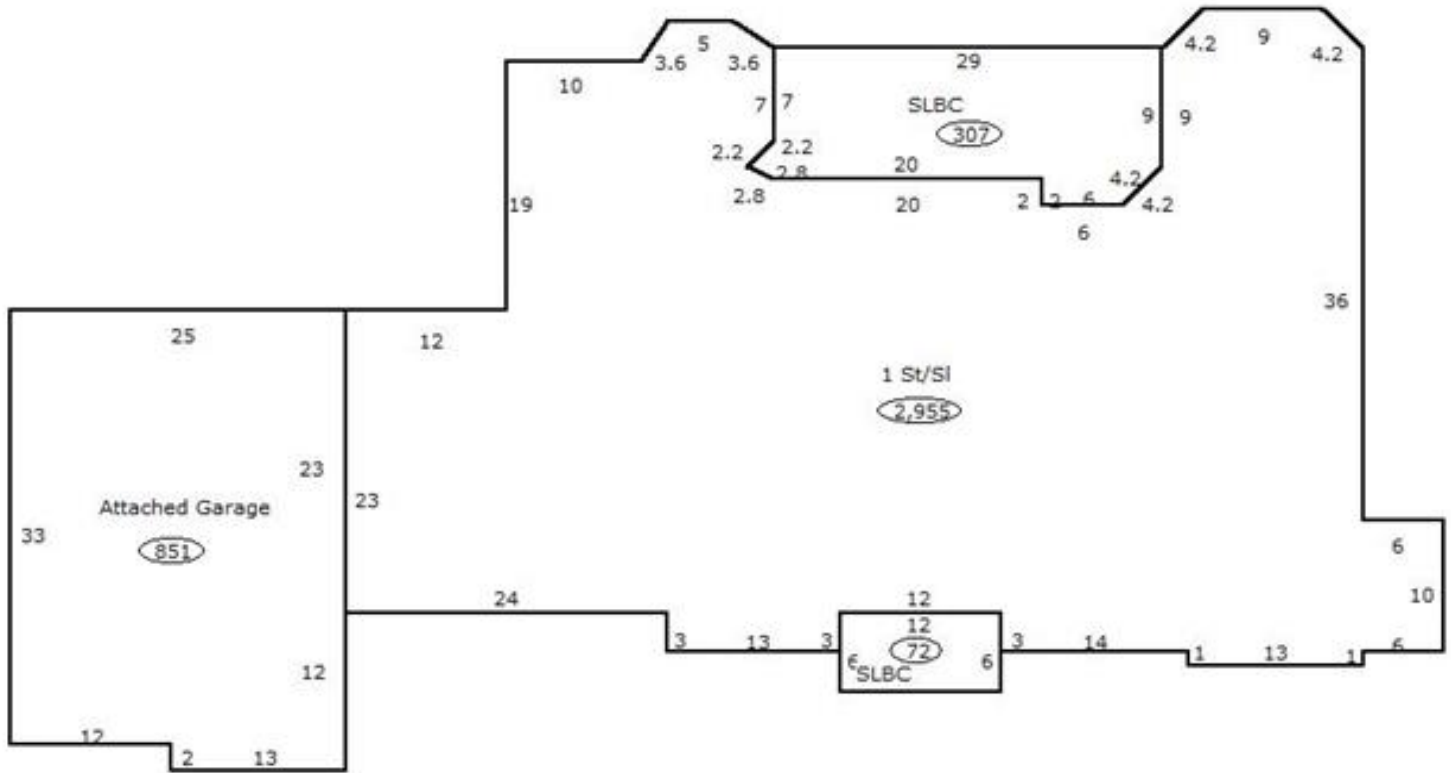
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Sketch Image

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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/Sl	2,955	1.000	2,955
2	G	1		13	Attached Garage	851	1.000	851
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	307	1.000	307
Total Building Area						2,955		2,955



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	0x0x0			285
	Qual 4	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
	Base Cost (40.00 x 285)	11,400		11,400	6,042	5,358
	WODC	WOOD DECK - COVERED	0x0x0			96
	Qual 3	Cond 3	Year 2010	Eff Age	12	
	Valuation Summary		Modifier Total	RCN	Depr (24% Phys/ % Func)	RCNLD
	Base Cost (43.45 x 96)	4,171		4,171	1,001	3,170
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 1,000)	31,280		31,280	14,076	17,204
	BARN	BARN	0x0x0			2,500
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (8.79 x 2,500)	21,975		21,975	9,889	12,086
	LF	LOAFING SHED	0x0x0			336
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 336)	1,431		1,431	787	644
	LF	LOAFING SHED	0x0x0			432
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 432)	1,840		1,840	1,196	644
	LF	LOAFING SHED	0x0x0			220
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 220)	937		937	515	422



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	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 220)	937		937 515	422
	LF	LOAFING SHED	0x0x0			220
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 220)	937		937 515	422
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	LF	LOAFING SHED	8x16x0			128
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 128)	545		545	545



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20		0	4.500	36	36	162	162
TMBR Totals						4.500			162	162
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51		0	10.000	122	122	1,224	1,224
NTV PST Totals						10.000			1,224	1,224
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	2.000	98	98	196	196
LKC	LINKER FINE SANDY LOAM 3-	IMP PST	51		0	6.000	143	143	857	857
IMP PST Totals						8.000			1,053	1,053
Total Agland						22.500			2,439	2,439