



# 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	660067234												
Parcel ID	22N15E-14-3-00000-000-0000												
Cadastral ID	14-22-15-01010												
Property Type	REAL - Real Property												
Property Class	RA	VI Area 4											
Tax Area	10 - OOLOGAH RURAL/NW FIRE												
Name ID	266207												
COLVIN, BENTON J & GAIL													
8190 E 438 PL CLAREMORE OK 74017-0000													
Parcel Location													
Situs	08190 E 438 PL												
Subdivision													
Lot/Block	/	Parcel Size 16.5 - Acres											
Sec/Twn/Rng	14 / 22 / 15 / 3												
Neighborhood	6020 - UNPLATTED												
School District	S004 - OOLOGAH SCHOOLS												
Legal Description Lat/Long: 36.38052098 -95.68096251													
N 20' S 670' W 1000' SW SW & E 25' W 1025' S 670' SW SW & S 400' E 319.75' SW SW & S 400' GOV'T LOT 8													
Building Permits													
Number	Description	Opened	Closed	Amount									
6377	R1 FOR NEW HOME PER BP 6377 DRV	09/2000	02/2001										
Exemptions													
Code	Type	Active	Maximum	Exemption	Sale History								
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code				
					1058/276	HOLT, EVERETT R	03/19/1997	43,500	No				
Parcel Valuation													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax					
Remove Cap	1998	Land Value	3,147	3,147	11%	346	Assessed	19,264	2,084.01				
Year Frozen	0	Improvements	172,860	171,988		18,918	Penalty	0					
Uncapped Value	24,478	Mobile Home	0	0		0	Exemption	1,000	-94.00				
TIF Project ID	0	Total Value	176,007	175,135		19,264	Total Taxable	18,264	1,990.00				
Assessment History													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-660067234	COLVIN, BENTON J & GAIL	10	150,420	1000	15,090	1,646.00						
2024	2024-660067234	COLVIN, BENTON J & GAIL	10	147,777	1000	14,621	1,545.00						
2023	2023-660067234	COLVIN, BENTON J & GAIL	10	138,072	1000	14,166	1,487.00						
2022	2022-660067234	COLVIN, BENTON J & GAIL	10	138,882	1000	13,724	1,435.00						
2021	2021-660067234	COLVIN, BENTON J & GAIL	10	141,471	1000	13,295	1,399.00						
2020	2020-660067234	COLVIN, BENTON J & GAIL	10	140,148	1000	12,879	1,376.00						
2019	2019-660067234	COLVIN, BENTON J & GAIL	10	132,245	1000	12,475	1,309.00						
2018	2018-660067234	COLVIN, BENTON J & GAIL	10	104,840	1000	10,532	1,145.00						
2017	2017-660067234	COLVIN, BENTON J & GAIL	10	103,832	1000	10,421	1,198.00						
2016	2016-660067234	COLVIN, BENTON J & GAIL	10	100,817	1000	10,090	1,059.00						
2015	2015-660067234	COLVIN, BENTON J & GAIL	10	98,553	1000	9,841	977.00						
2014	2014-660067234	COLVIN, BENTON J & GAIL	10	100,707	1000	10,077	997.00						
2013	2013-660067234	COLVIN, BENTON J & GAIL	10	166,364	1000	12,364	1,182.00						



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Lot Data	Square-Foot - NBHD 6020 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	16.5	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,344 / 1,728
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

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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	74.91	Total Misc Impr	+ 12,838				
Roofing Adj	+ 3.56	Garage Cost	+ 181,992				
Subfloor Adj	+ 1.80	Total RCN	= 49,138				
Heat/Cool Adj	+ 10.30	Depreciation ( 27%)	- 4,985				
Plumbing Adj	+ 7.32	Lump Sums	+ 137,839				
Basement Adj	+ 0.00	RCNLD	= 97.89				
Adj Base Cost	= 97.89	Lot Value	+ 137,839				
Total Area	x 1,728	Indicated Value	= 137,839				
Adjusted Cost	= 169,154	Value Per SqFt	79.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,839		
Lot Value			
Indicated Value	137,839	79.77	Per SqFt
Agland Value	3,147		
Site Improvements	35,021		
Total Value	176,007	101.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	140344	14x8		112	23.63		2,647
EPSW	ENCLOSED PORCH - SOLID WALL	140345	12x8		96	55.19		5,298
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	140346	28x12		336	22.44		7,540
WODO	WOOD DECK - OPEN	140347	12x8		96	24.35		2,338



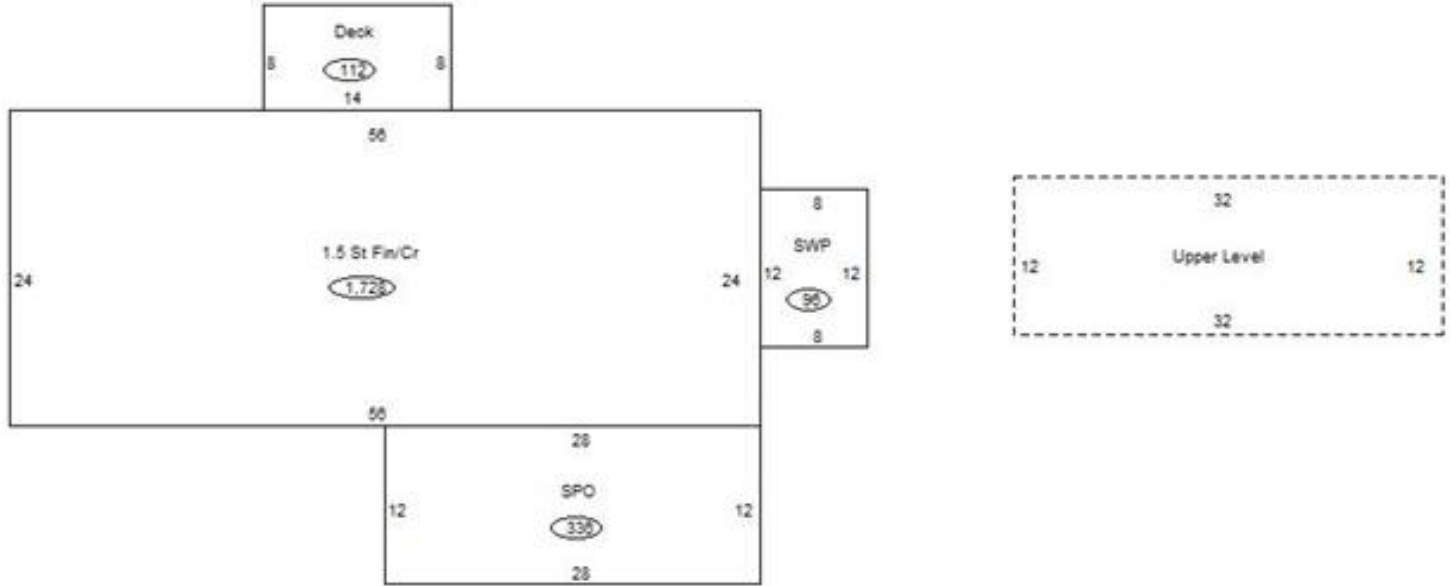
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Sketch Image

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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	1,344	1.286	1,728
2	U	^UL		13	Upper Level	384	1.000	384
3	M	WODO		13	WODO	112	1.000	112
4	M	EPSW		13	EPSW	96	1.000	96
5	M	EPKS		13	Screen Porch	336	1.000	336
6	M	WODO		13	WODO	96	1.000	96
<b>Total Building Area</b>						<b>1,344</b>		<b>1,728</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (29.14 x 1,200)	34,968		34,968	10,490	24,478
	DTGF	DETACHED GARAGE FAIR	20x24x0			480	
	Qual	2	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.00 x 480)	7,680		7,680	845	6,835
	CPDT	CARPORT - DETACHED	24x20x0			480	
	Qual	2	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.22 x 480)	4,426		4,426	1,638	2,788
	LF	LOAFING SHED	0x0x0			432	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.26 x 432)	1,840		1,840	920	920
	CP	Carport Dirt	24x20x0			480	
	Qual		Cond	Year	Eff Age		
				0			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>		
		Base Cost (3.50 x 480)	1,680		1,680	1,680	
	SHDS	Shed - Small	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (39.31 x )					



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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
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			7.460	202	202	1,504	1,504
<b>NTV PST Totals</b>						7.460			1,504	1,504
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.340	84	84	29	29
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			7.430	193	193	1,435	1,435
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90			.100	252	252	25	25
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47			1.170	132	132	154	154
<b>IMP PST Totals</b>						9.040			1,643	1,643
<b>Total Agland</b>						16.500			3,147	3,147