



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:30:43
 Page 1

Assessment Data					Primary Image																																																																																																											
Account 660080698 Parcel ID 20N15E-28-2-00000-000-0000 Cadastral ID 28-20-15-01710 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 272356 BENSCH, DAVID W & COLLEEN A REVOCABLE LIVING TRUST 6466 E 574 RD UNIT B CATOOSA OK 74015-0000 Parcel Location Situs 06466 574 RD UNIT Subdivision Lot/Block / Parcel Size 2.27 - Acres Sec/Twn/Rng 28 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660080698_001.JPG 10/8/2025</p>																																																																																																											
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 Time 07:30:43
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.458 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 107,069.00 x .44 = 47,458 Factor Value Adjustments 0.8735 Lot Value 41,455		 <p>660080698_001.JPG 10/8/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,170 / 1,170
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,170
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	858 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2003 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 201,838 172.51 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.73	Total Misc Impr	+ 2,387	Roofing Adj	+ 4.50	Garage Cost	+ 27,593
Subfloor Adj	+ -1.17	Total RCN	= 175,715	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 52,715
Plumbing Adj	+ 12.03	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 123,000
Adj Base Cost	= 124.56	Lot Value	+ 41,455	Total Area	x 1,170	Indicated Value	= 164,455
		Value Per SqFt	140.56	Adjusted Cost	= 145,735		

Value Reconciliation
Selected Approach Cost Approach Improvements 123,000 Lot Value 41,455 Indicated Value 164,455 140.56 Per SqFt Agland Value Site Improvements 1,071 Total Value 165,526 141.48 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	97421	9x6		54	24.10		1,301
PATO	SLAB PORCH - OPEN	97422	10x10		100	10.86		1,086



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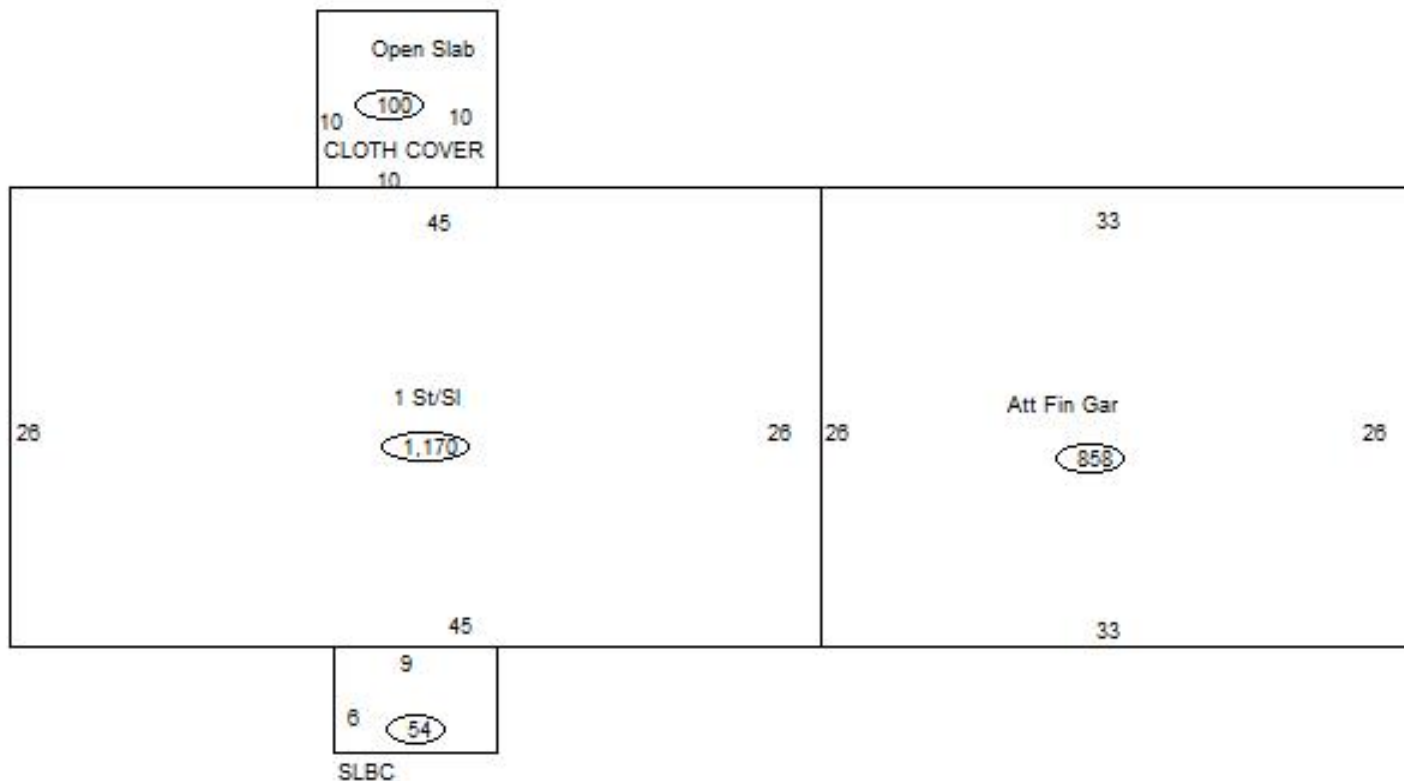
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Time 07:30:43

Page 3

Sketch Image

660080698



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,170	1.000	1,170
2	G	5		13	Att Fin Gar	858	1.000	858
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PATO		13	Open Slab	100	1.000	100
5	N	0		13	CLOTH COVER		0.000	
Total Building Area						1,170		1,170



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Page 4

660080698

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year	2000	Eff Age
Valuation Summary		Modifier Total		RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (21.77 x 120)		2,612			2,612	1,541
						1,071