



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:31:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660095508 Parcel ID 21N15E-05-2-00000-000-00001 Cadastral ID 05-21-15-01220 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 327399 BENIGHT, TERRY R & MICHELLE V 19445 S 4080 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19445 S 4080 RD Subdivision Lot/Block / Parcel Size 1.85 - Acres Sec/Twn/Rng 5 / 21 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0414\IMG_0014. 4/14/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.8399		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	80,146.00 x .77 = 61,853		
Factor Value			
Adjustments	1.0000		
Lot Value	61,853		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,000
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,000 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	408,500 204.25 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	291,105
Lot Value	61,853
Indicated Value	352,958 176.48 Per SqFt
Agland Value	
Site Improvements	
Total Value	352,958 176.48 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.39	Total Misc Impr	+ 15,126
Roofing Adj	+ 5.14	Garage Cost	+ 59,580
Subfloor Adj	+ -2.07	Total RCN	= 306,426
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 15,321
Plumbing Adj	+ 7.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,105
Adj Base Cost	= 115.86	Lot Value	+ 61,853
Total Area	x 2,000	Indicated Value	= 352,958
Adjusted Cost	= 231,720	Value Per SqFt	176.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2020	1	0.00		
PRCH	SLAB PORCH - COVERED	146050	75x8		600	25.21		15,126