



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:41:48
Page 1

Assessment Data					Primary Image				
Account	660096034				<p>660096034_001.JPG 12/7/2025</p>				
Parcel ID	000000-00-0-50120-004-0004								
Cadastral ID	05-19-17-04800								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	317562								
BENDER, RONALD E & LISA D									
52 WINFIELD DR INOLA OK 74036-0000									
Parcel Location									
Situs	00052 WINFIELD DR								
Subdivision	WESTSIDE ESTATES II								
Lot/Block	0004 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1206 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15116376 -95.52020743									
Building Permits									
WESTSIDE ESTATES II BLOCK 4 LOT 4									
Number	Description	Opened	Closed	Amount					
R21	R22- POSS SOMETHING NEW	06/2021	11/2021						
R17	R17-NEW SFR	06/2016	12/2016	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2527/765	IHCC INC	02/05/2016	22,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2017	Land Value	51,056	28,780	11%	3,166	Assessed	32,200 2,577.93	
Year Frozen	0	Improvements	338,301	263,947		29,034	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	389,357	292,727		32,200	Total Taxable	31,200 2,498.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096034	BENDER, RONALD E & LISA D	19	362,307	1000	30,262	2,423.00		
2024	2024-660096034	BENDER, RONALD E & LISA D	19	377,768	1000	29,352	2,360.00		
2023	2023-660096034	BENDER, RONALD E & LISA D	19	300,658	1000	28,467	2,293.00		
2022	2022-660096034	BENDER, RONALD E & LISA D	19	300,645	1000	27,610	2,239.00		
2021	2021-660096034	BENDER, RONALD E & LISA D	19	237,337	1000	24,444	1,959.00		
2020	2020-660096034	BENDER, RONALD E & LISA D	19	230,039	1000	23,703	1,915.00		
2019	2019-660096034	BENDER, RONALD E & LISA D	19	218,031	1000	22,983	1,899.00		
2018	2018-660096034	BENDER, RONALD E & LISA D	19	223,857	1000	23,624	1,972.00		
2017	2017-660096034	BENDER, RONALD E & LISA D	19	221,914	1000	23,411	1,970.00		
2016	2016-660096034	BENDER, RONALD E & LISA D	19	2,012	0	221	19.00		
2015	2015-660096034	IHCC INC	19	2,012	0	221	19.00		
2014	2014-660096034	IHCC INC	19	2,012	0	221	20.00		



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 Time 08:41:48
 Page 2

Lot Data		Square-Foot - NBHD 1206 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5442		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	23,704.00 x 2.15 = 51,056		
Factor Value			
Adjustments	1.0000		
Lot Value	51,056		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,205 / 2,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,205
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	701 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	335,616	152.21	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	34,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.07	Total Misc Impr	+	16,543			
Roofing Adj	+ 4.59	Garage Cost	+	26,280			
Subfloor Adj	+ -2.19	Total RCN	=	327,180			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	26,174			
Plumbing Adj	+ 8.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	301,006			
Adj Base Cost	= 128.96	Lot Value	+	51,056			
Total Area	x 2,205	Indicated Value	=	352,062			
Adjusted Cost	= 284,357	Value Per SqFt		159.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,006		
Lot Value	51,056		
Indicated Value	352,062	159.67	Per SqFt
Agland Value			
Site Improvements	37,295		
Total Value	389,357	176.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130182	29x8		232	26.20		6,078
PRCH	SLAB PORCH - COVERED	130183	408		408	25.65		10,465



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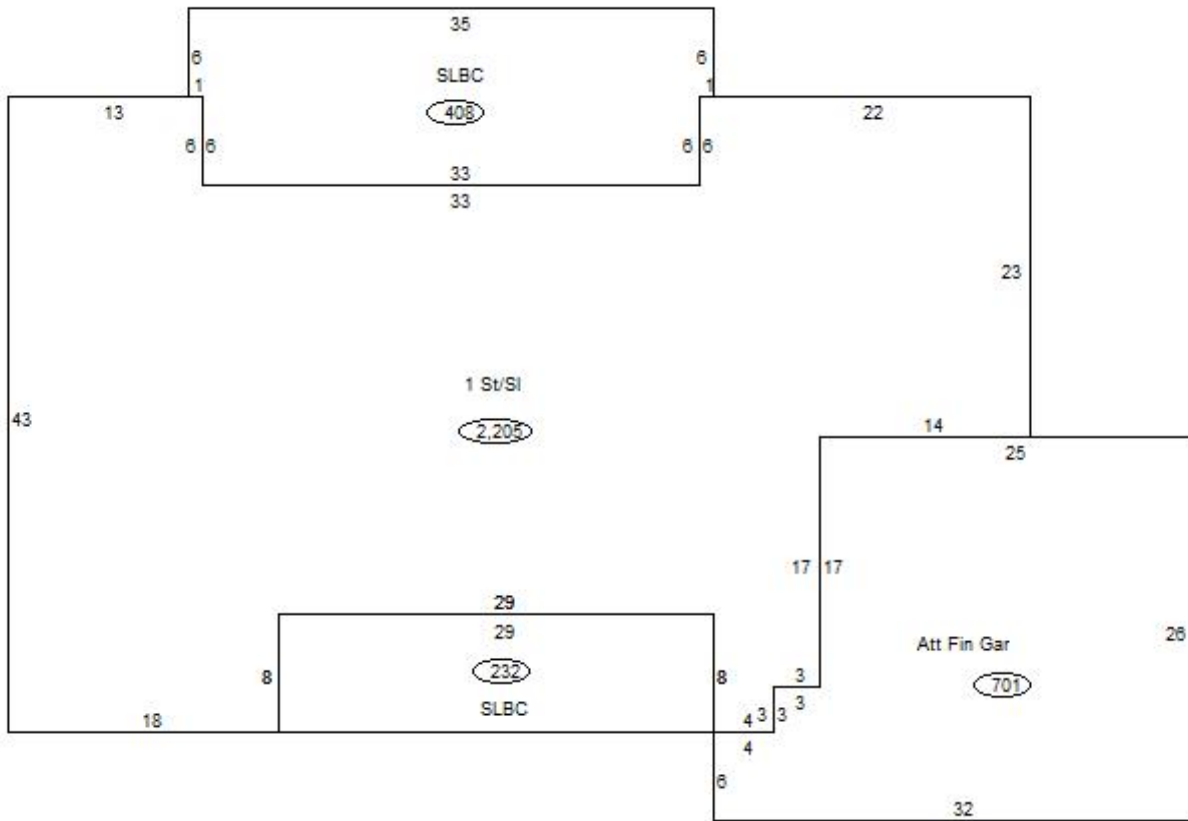
Date 04/18/2026

Time 08:41:48

Page 3

Sketch Image

660096034



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,205	1.000	2,205
2	G	5		13	Att Fin Gar	701	1.000	701
3	M	PRCH		13	SLBC	232	1.000	232
4	M	PRCH		13	SLBC	408	1.000	408
Total Building Area						2,205		2,205



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 Time 08:41:48
 Page 4

660096034

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total		RCN	Depr (7% Phys/ % Func)
Base Cost (31.23 x 1,200)		37,476		37,476	2,623	34,853
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)
Base Cost (18.84 x 240)		4,522		4,522	2,080	2,442