



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	660098184								
Parcel ID	21N15E-33-4-00000-000-0009								
Cadastral ID	33-21-15-01315								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	316397								
BENDA, MATTHEW S & KRISTEN N									
6690 E 525 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	06690 E 525 RD								
Subdivision									
Lot/Block	/	Parcel Size	2 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 4								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25593331 -95.70951131									
COMM AT NW/C NW/4 SE/4; TH N88-38-54E 1125.1' TO POB; TH N88 38-54E 148.78'; TH S01-05-06E 585.57'; TH S88-38-54W 148.78'; TH N01 05-08W 585.57' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
P20 000024	R21- NEW POOL	05/2020	09/2020	45,000					
R20 000163	R23- NEW 24X48 DTCH ACC BLDG	05/2020	03/2022	30,000					
R2015 10 18	R17-NEW 3540 SQ FT SFR	11/2015	07/2016	350,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2482/722	BA LAND LLC	06/26/2015	47,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	52,678	52,678	11%	5,795	Assessed	68,873 7,171.87	
Year Frozen	0	Improvements	589,585	573,433		63,078	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	642,263	626,111		68,873	Total Taxable	67,873 7,085.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098184	BENDA, MATTHEW S & KRISTEN N	4	628,927	1000	65,866	6,875.00		
2024	2024-660098184	BENDA, MATTHEW S & KRISTEN N	4	660,312	1000	63,919	6,137.00		
2023	2023-660098184	BENDA, MATTHEW S & KRISTEN N	4	629,800	1000	62,028	5,866.00		
2022	2022-660098184	BENDA, MATTHEW S & KRISTEN N	4	579,167	1000	55,897	5,383.00		
2021	2021-660098184	BENDA, MATTHEW S & KRISTEN N	4	515,966	1000	54,240	5,087.00		
2020	2020-660098184	BENDA, MATTHEW S & KRISTEN N	4	478,390	1000	49,465	4,649.00		
2019	2019-660098184	BENDA, MATTHEW S & KRISTEN N	4	445,412	1000	47,996	4,582.00		
2018	2018-660098184	BENDA, MATTHEW S & KRISTEN N	4	451,668	1000	47,461	4,533.00		
2017	2017-660098184	BENDA, MATTHEW S AND	4	447,755	0	47,050	4,496.00		
2016	2016-660098184	BENDA, MATTHEW S AND	4	48,750	0	3,009	288.00		
2015	2015-660098184	BENDA, MATTHEW S AND	4	26,056	0	2,866	277.00		



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.0373	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	88,744.00 x .59 = 52,678	
Factor Value		
Adjustments	1.0000	
Lot Value	52,678	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,601 / 3,601
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,601
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	764 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

Cost Approach		Manual : 01/2025	
Base Cost	105.45	Total Misc Impr	+ 48,940
Roofing Adj	+ 4.46	Garage Cost	+ 36,985
Subfloor Adj	+ -3.30	Total RCN	= 562,913
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 45,033
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 517,880
Adj Base Cost	= 132.46	Lot Value	+ 52,678
Total Area	x 3,601	Indicated Value	= 570,558
Adjusted Cost	= 476,988	Value Per SqFt	158.44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	610,968	169.67	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	517,880		
Lot Value	52,678		
Indicated Value	570,558	158.44	Per SqFt
Agland Value			
Site Improvements	71,705		
Total Value	642,263	178.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	127503	457		457	34.69		15,853
PRCH	SLAB PORCH - COVERED	127505	131		131	36.10		4,729
PATO	SLAB PORCH - OPEN	147666	1133		1,133	11.40		12,916



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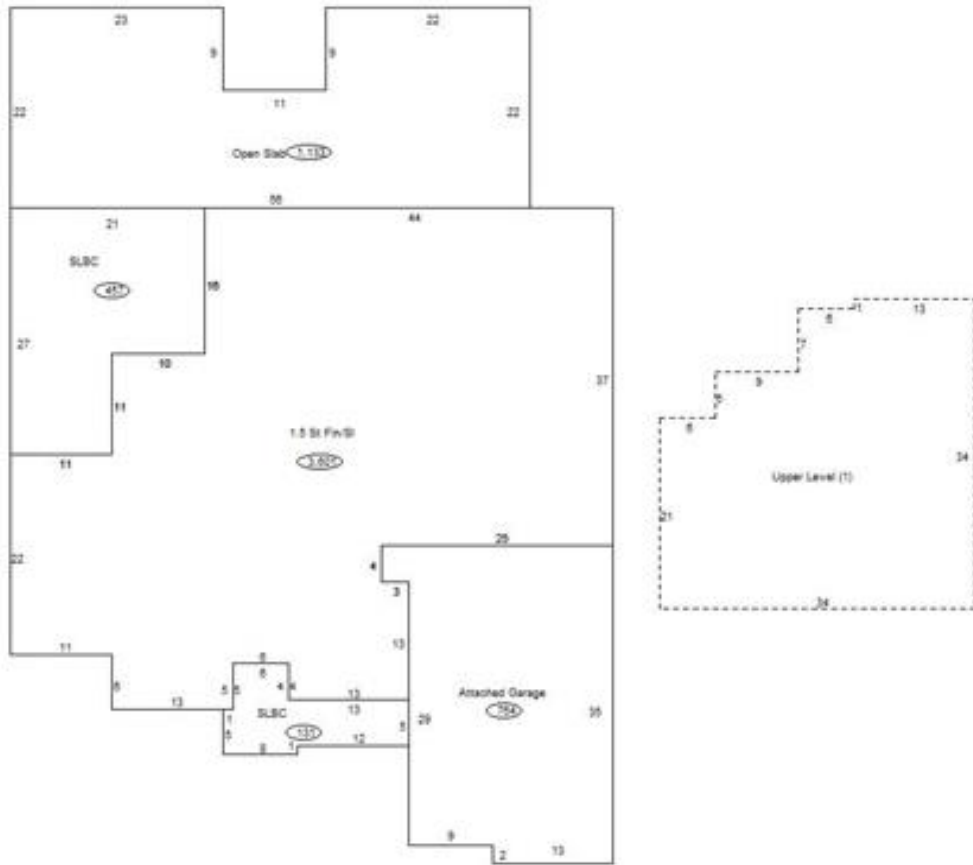
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,601	1.384	3,601
2	U	^UL		13	Upper Level (1)	1,000	1.000	1,000
3	M	PRCH		13	SLBC	457	1.000	457
4	G	1		13	Attached Garage	764	1.000	764
5	M	PRCH		13	SLBC	131	1.000	131
6	M	PATO		13	Open Slab	1,133	1.000	1,133
Total Building Area						2,601		3,601



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x48x0			1,152
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary Base Cost (42.96 x 1,152) 49,490		Modifier Total	RCN 49,490	Depr (3% Phys/ % Func) 1,485	RCNLD 48,005
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2020	Eff Age 4	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (21% Phys/ % Func) 6,300	RCNLD 23,700