



# 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  | 660105177                  |               |           |                  |             |                  |               |               |             |
| Parcel ID  | 20N17E-35-2-00000-001-0000 |               |           |                  |             |                  |               |               |             |
| Cadastral ID   | 35-20-17-02010             |               |           |                  |             |                  |               |               |             |
| Property Type  | REAL - Real Property       |               |           |                  |             |                  |               |               |             |
| Property Class                                       | RA                         | VI Area       | 3         |                  |             |                  |               |               |             |
| Tax Area   | 2 - INOLA RURAL            |               |           |                  |             |                  |               |               |             |
| Name ID  | 334350                     |               |           |                  |             |                  |               |               |             |
| BENNER, CHANE  |                            |               |           |                  |             |                  |               |               |             |
| 20274 E 580 RD<br>INOLA OK 74036-0000                |                            |               |           |                  |             |                  |               |               |             |
| Parcel Location                                      |                            |               |           |                  |             |                  |               |               |             |
| Situs  | 20274 E 580 RD             |               |           |                  |             |                  |               |               |             |
| Subdivision  |                            |               |           |                  |             |                  |               |               |             |
| Lot/Block  | /                          | Parcel Size   | 1 - Acres |                  |             |                  |               |               |             |
| Sec/Twn/Rng  | 35 / 20 / 17 / 2           |               |           |                  |             |                  |               |               |             |
| Neighborhood   | 2017 - UNPLATTED LAND      |               |           |                  |             |                  |               |               |             |
| School District                                      | S005 - INOLA SCHOOLS       |               |           |                  |             |                  |               |               |             |
| Legal Description Lat/Long: 36.17660666 -95.47101262 |                            |               |           | Building Permits |             |                  |               |               |             |
| N 242' W 180' NW NE NW                               |                            |               |           | Number           | Description | Opened           | Closed        | Amount        |             |
|  |                            |               |           | R21              | R22- SPLIT  | 06/2021          | 11/2021       |               |             |
| Exemptions   |                            |               |           | Sale History     |             |                  |               |               |             |
| Code   | Type                       | Active        | Maximum   | Exemption        | Bk/Pg       | Grantor          | Date          | Price         | Code        |
|  |                            |               |           |                  | /           | PARSON, CARL D & | 03/11/2021    | 0             | 4           |
| Parcel Valuation                                     |                            |               |           |                  |             |                  |               |               |             |
| Source   | REAL                       |               | Fair Cash | Capped           | Asmnt Level | Assessed         | Levy Rate     | 80.060        | Current Tax |
| Remove Cap   | 2016                       | Land Value    | 62        | 62               | 11%         | 7                | Assessed      | 25,718        | 2,058.98    |
| Year Frozen  |                            | Improvements  | 245,577   | 233,739          |             | 25,711           | Penalty       | 0             |             |
| Uncapped Value                                       | 30,703                     | Mobile Home   | 0         | 0                |             | 0                | Exemption     | 0             | 0.00        |
| TIF Project ID                                       | 0                          | Total Value   | 245,639   | 233,801          |             | 25,718           | Total Taxable | 25,718        | 2,059.00    |
| Assessment History                                   |                            |               |           |                  |             |                  |               |               |             |
| Tax Year   | Statement Number           | Billed Owner  |           |                  | Tax Area    | Total Value      | Exemptions    | Taxable Value | Billed Tax  |
| 2025   | 2025-660105177             | BENNER, CHANE |           |                  | 2           | 197,183          | 0             | 21,690        | 1,737.00    |
| 2024   | 2024-660105177             | BENNER, CHANE |           |                  | 2           | 211,310          | 0             | 21,649        | 1,741.00    |
| 2023   | 2023-660105177             | BENNER, CHANE |           |                  | 2           | 191,071          | 0             | 21,018        | 1,693.00    |
| 2022   | 2022-660105177             | BENNER, CHANE |           |                  | 2           | 193,146          | 0             | 21,246        | 1,723.00    |
| 2021   | 2021-660105177             | BENNER, CHANE |           |                  | 2           | 62               | 0             | 7             | 1.00        |



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| Lot Data        |              |
|-----------------|--------------|
| Lot Size        | -            |
| Lot Count       |              |
| Units Buildable |              |
| Non-Ag Acres    |              |
| Topography      |              |
| Street Access   |              |
| Utilities       |              |
| Amenities       | LAND QUALITY |
| Method          |              |
| Base Lot Value  |              |
| Factor Value    |              |
| Adjustments     |              |
| Lot Value       |              |



| Residential Data |                           |
|------------------|---------------------------|
| Type             | 1 Single Family Residence |
| Condition        | 3 - Average               |
| Quality          | 2 - Fair                  |
| Architecture     | TRAD TRADITIONAL          |
| Style            | 100% One Story            |
| Exterior Wall    | 100% Frame, Siding, Metal |
| Base/Total Area  | 2,060 / 2,060             |
| Style            | 100% One Story            |
| HVAC             | 100% Warmed & Cooled Air  |
| Roof Cover       | 4 Metal, Preformed        |
| Area on Slab     | 2,060                     |
| Fixture/RghIn    | 14 /                      |
| Bed/F/H Bath     | 3 / 2.0 /                 |
| Basement Area    |                           |
| Garage Type      |                           |
| Remodel          |                           |
| Year/Eff Age     | 2021 / 4                  |

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |  |
|---------------------|--|
| MRA Code            |  |
| Adusted R           |  |
| Indicated Value     |  |

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

| Cost Approach |           | Manual : 01/2025   |           |
|---------------|-----------|--------------------|-----------|
| Base Cost     | 80.63     | Total Misc Impr    | + 8,041   |
| Roofing Adj   | + 4.35    | Garage Cost        | +         |
| Subfloor Adj  | + 0.00    | Total RCN          | = 220,242 |
| Heat/Cool Adj | + 10.30   | Depreciation ( 4%) | - 8,810   |
| Plumbing Adj  | + 7.73    | Lump Sums          | + 0       |
| Basement Adj  | + 0.00    | RCNLD              | = 211,432 |
| Adj Base Cost | = 103.01  | Lot Value          | +         |
| Total Area    | x 2,060   | Indicated Value    | = 211,432 |
| Adjusted Cost | = 212,201 | Value Per SqFt     | 102.64    |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 211,432       |        |                      |
| Lot Value            |               |        |                      |
| Indicated Value      | 211,432       | 102.64 | Per SqFt             |
| Agland Value         | 62            |        |                      |
| Site Improvements    | 34,145        |        |                      |
| Total Value          | 245,639       | 119.24 | Total Value Per SqFt |

| Miscellaneous Improvements |                      |           |       |      |       |           |      |       |
|----------------------------|----------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | Slab Porch - Covered | 152320    | 20x5  |      | 100   | 20.98     |      | 2,098 |
| PATO                       | Slab Porch - Open    | 152321    | 12x11 |      | 132   | 9.97      |      | 1,316 |
| PRCH                       | Slab Porch - Covered | 152322    | 12x12 |      | 144   | 20.84     |      | 3,001 |
| PATO                       | Patio - Open         | 190158    | 14x12 |      | 168   | 9.68      |      | 1,626 |



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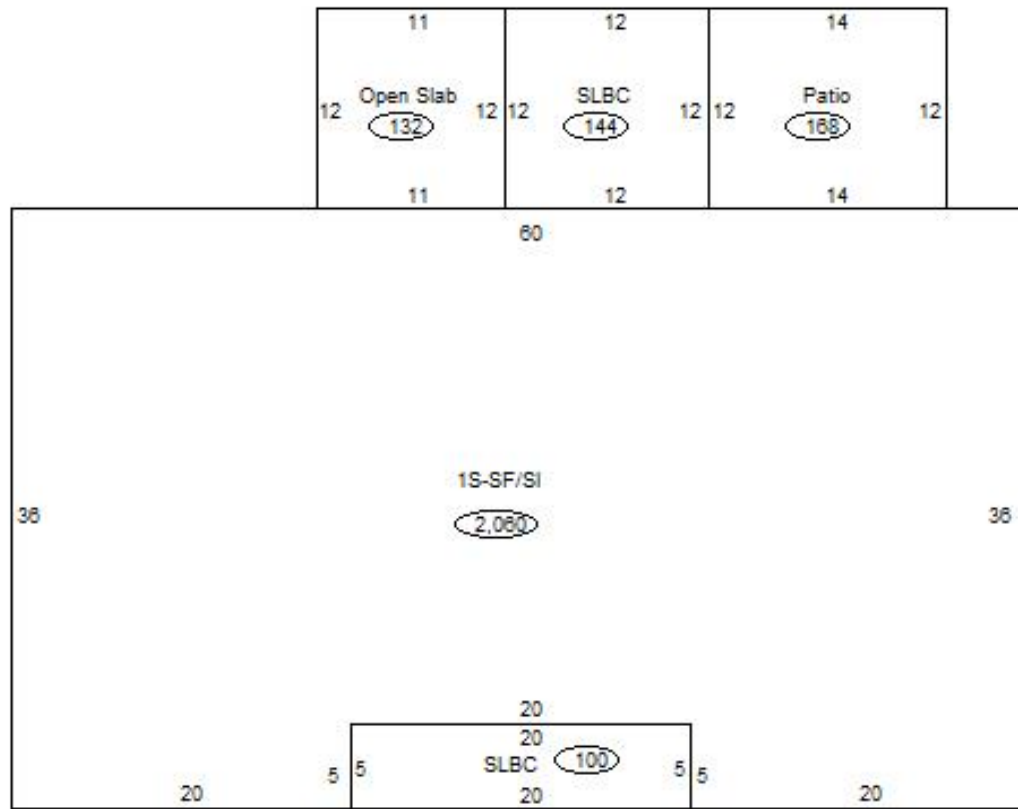
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | R    | 1    | Slab       | 13    | 1S-SF/SI      | 2,060        | 1.000      | 2,060        |
| 2                          | M    | PRCH |            | 13    | SLBC          | 100          | 1.000      | 100          |
| 3                          | M    | PATO |            | 13    | Open Slab     | 132          | 1.000      | 132          |
| 4                          | M    | PRCH |            | 13    | SLBC          | 144          | 1.000      | 144          |
| 5                          | M    | PATO |            | 13    | Patio         | 168          | 1.000      | 168          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>2,060</b> |            | <b>2,060</b> |



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### Outbuildings/Site Improvements

| Building Image  | Code                     | Description         | Dimensions            | Floor      | Roofing                        | Total Units |
|---|--------------------------|---------------------|-----------------------|------------|--------------------------------|-------------|
|   | UTIL                     | Utility Building    | 20x40x12              | Concrete   | Formed Metal                   | 800         |
|   | Qual                     | 3                   | Cond 3                | Year 2025  | Eff Age 1                      |             |
|   | <b>Valuation Summary</b> |                     | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (1% Phys/ % Func)</b>  |             |
| Base Cost (32.29 x 800)   |                          | 25,832              |                       | 25,832     | 258                            | 25,574      |
|   | LNT0                     | Lean To - Attached  | 20x40x10              | Gravel     | Formed Metal                   | 800         |
|   | Qual                     | 3                   | Cond 3                | Year 2025  | Eff Age 1                      |             |
|   | <b>Valuation Summary</b> |                     | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (6% Phys/ % Func)</b>  |             |
| Base Cost (6.82 x 800)  |                          | 5,456               |                       | 5,456      | 327                            | 5,129       |
|   | SHDS                     | Shed - Small        | 8x12x8                | Plank      | Formed Metal                   | 96          |
|   | Qual                     | 2                   | Cond 3                | Year 2020  | Eff Age 5                      |             |
|   | <b>Valuation Summary</b> |                     | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (23% Phys/ % Func)</b> |             |
| Base Cost (23.15 x 96)  |                          | 2,222               |                       | 2,222      | 511                            | 1,711       |
|  | WODC                     | Wood Deck - Covered | 4x12x8                | Plank      | Formed Metal                   | 48          |
|   | Qual                     | 3                   | Cond 3                | Year 2020  | Eff Age 5                      |             |
|   | <b>Valuation Summary</b> |                     | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (27% Phys/ % Func)</b> |             |
| Base Cost (49.39 x 48)  |                          | 2,371               |                       | 2,371      | 640                            | 1,731       |



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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 |
|-----------------------|-------------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| CO                    | COLLINSVILLE STONY LOAM | IMP PST  | 22  |          |          | 1.000 | 62       | 62       | 62        | 62           |
| <b>IMP PST Totals</b> |                         |          |     |          |          | 1.000 |          |          | 62        | 62           |
| <b>Total Agland</b>   |                         |          |     |          |          | 1.000 |          |          | 62        | 62           |