



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 660105423 Parcel ID 22N16E-30-2-00000-001-0000 Cadastral ID 30-22-16-00421 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 335351 BENTLEY, BRANSON J & PAMELA R 10230 E 454 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10274 E 454 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 30 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-4-6\IMG_0002.JPG 4/6/2023</p>																																																		
Legal Description Lat/Long: 36.35875440 -95.64467245																																																							
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,122 / 2,122
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,122
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	324,795
Lot Value	
Indicated Value	324,795 153.06 Per SqFt
Agland Value	469
Site Improvements	10,336
Total Value	335,600 158.15 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.86	Total Misc Impr	+ 20,395
Roofing Adj	+ 5.30	Garage Cost	+ 22,691
Subfloor Adj	+ -3.40	Total RCN	= 331,423
Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 6,628
Plumbing Adj	+ 7.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 324,795
Adj Base Cost	= 135.88	Lot Value	+ 324,795
Total Area	x 2,122	Indicated Value	= 324,795
Adjusted Cost	= 288,337	Value Per SqFt	153.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156742	293		293	28.50		8,351
PRCH	Slab Porch - Covered	156743	212		212	28.76		6,097
FPPF	Fireplace - Prefabricated			2023	1	5,947.13		5,947



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,140	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (10.29 x 1,140)		11,731		11,731	3,519	8,212
	LT	LEAN-TO	0x0x0			270	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 270)		788		788	236	552
	HS	HAY SHED	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 480)		2,246		2,246	674	1,572



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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
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			2.500	188	188	469	469
IMP PST Totals						2.500			469	469
Total Agland						2.500			469	469