



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																	
Account 660109249 Parcel ID 000418-0004-028-0-000-00 Cadastral ID 30-21-16-14920 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 345787 BENFORD, TRAVIS LAMON & MARIESHA A 10009 E DWAYNE ST CLAREMORE OK 74019-0000 Parcel Location Situs 10009 E DWAYNE ST Subdivision KING RIDGE V Lot/Block 0028 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>660109249_001.JPG 1/15/2025</p>																																																	
Legal Description Lot/Long: 36.27455886 -95.65055479 LOT 28 BLOCK 4 KING RIDGE V																																																						
Exemptions					Building Permits																																																	
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2311		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,068.00 x 5.31 = 53,511		
Factor Value			
Adjustments	0.8409		
Lot Value	44,997		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,541 / 1,541
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,541
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	199,668		
Lot Value	44,997		
Indicated Value	244,665	158.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,665	158.77	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.18	Total Misc Impr	+ 2,699
Roofing Adj	+ 4.48	Garage Cost	+ 14,968
Subfloor Adj	+ -1.15	Total RCN	= 203,743
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,075
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 199,668
Adj Base Cost	= 120.75	Lot Value	+ 44,997
Total Area	x 1,541	Indicated Value	= 244,665
Adjusted Cost	= 186,076	Value Per SqFt	158.77

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165155	68		68	24.05		1,635
PATO	Patio - Open	165156	14x7		98	10.86		1,064



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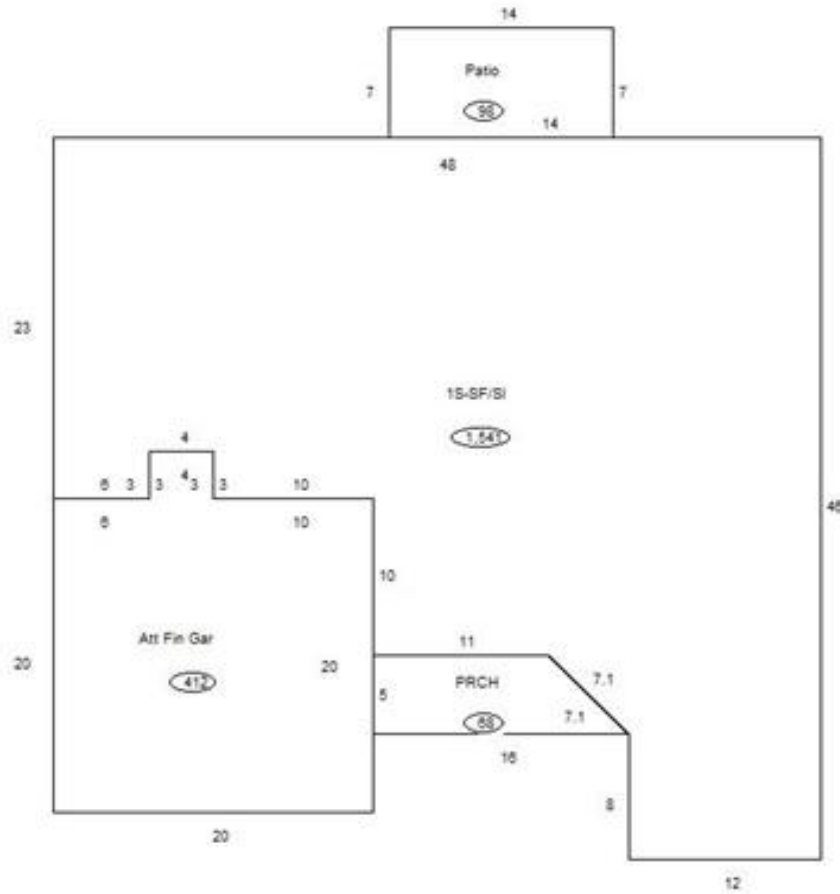
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Sketch Image

660109249



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,541	1.000	1,541
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	PRCH	68	1.000	68
4	M	PATO		10	Patio	98	1.000	98
Total Building Area						1,541		1,541