



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 660109926 Parcel ID 22N15E-07-4-00000-004-0000 Cadastral ID 07-22-15-00640 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 346443 BENSON, FRANKLIN D 14695 S 4078 RD OOLOGAH OK 74053-0000 Parcel Location Situs 14695 S 4078 RD Subdivision Lot/Block / Parcel Size 1.92 - Acres Sec/Twn/Rng 7 / 22 / 15 / 4 Neighborhood 6010 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p>660109926_001.JPG 10/27/2025</p>																																																	
Legal Description Lat/Long: 36.40375108 -95.74268625 TR DESC 2025-001807 AS BEG SW/C SE NE; S89.5800E 355.50'; N00 0000E 240.02'; S88.3000W 355.50'; S00.0000W 230.56' TO POB THE W 25' THEREOF BEING ROAD RIGHT OF WAY.																																																						
Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 081</td> <td>NEW SFR 1076 SQ FT</td> <td>03/2025</td> <td>10/2025</td> <td>150,000</td> </tr> <tr> <td>S25</td> <td>S26 SPLIT</td> <td>02/2025</td> <td>03/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 081	NEW SFR 1076 SQ FT	03/2025	10/2025	150,000	S25	S26 SPLIT	02/2025	03/2025		Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>SHLT</td> <td>Other</td> <td>Yes</td> <td>322</td> <td>322</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	SHLT	Other	Yes	322	322	H	Homestead	Yes	1,000	1,000															
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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
Lot Size Lot Count Units Buildable 0 Non-Ag Acres 1.8986 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 82,701.00 x .46 = 37,878 Factor Value Adjustments 1.2540 Lot Value 47,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,064 / 1,064
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,064
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	96.25	Total Misc Impr	+ 7,295				
Roofing Adj	+ 4.23	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 131,272				
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,313				
Plumbing Adj	+ 5.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 129,959				
Adj Base Cost	= 116.52	Lot Value	+ 47,500				
Total Area	x 1,064	Indicated Value	= 177,459				
Adjusted Cost	= 123,977	Value Per SqFt	166.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,959		
Lot Value	47,500		
Indicated Value	177,459	166.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,459	166.78	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2025	1	0.00	
PRCH	Porch	180025	30x8		240	20.54	4,930
PATC	Patio - Covered	180026	17x8		136	17.39	2,365



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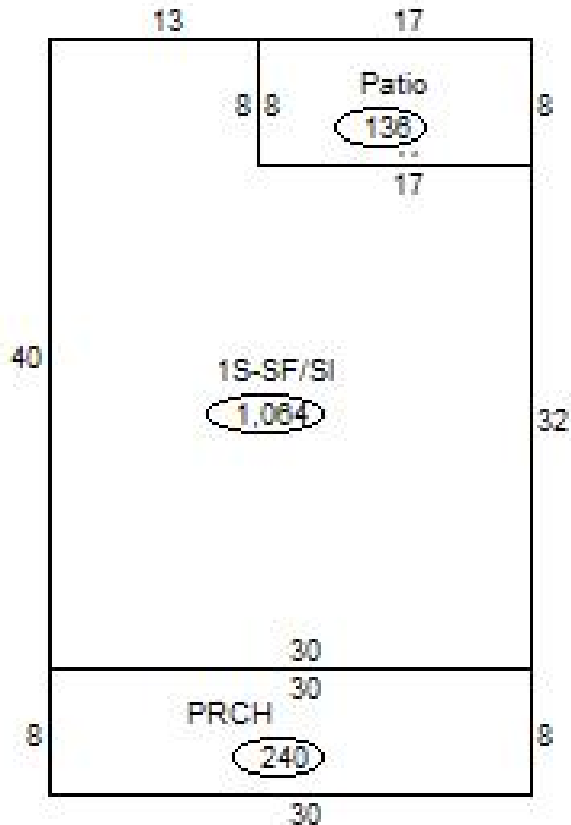
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Sketch Image

660109926



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,064	1.000	1,064
2	M	PRCH		20	PRCH	240	1.000	240
3	M	PATC		20	Patio	136	1.000	136
Total Building Area						1,064		1,064