



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:58:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001277 <b>Parcel ID</b> 000000-00-0-00495-001-0008 <b>Cadastral ID</b> 02-20-16-02755 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 327929 KEETER, KENNETH R  25065 S 4170 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 25065 S 4170 RD <b>Subdivision</b> MEADOWRANCH <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 16 / 5 <b>Neighborhood</b> 1127 - R-V01,3,4-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG_ 9/2/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.24787360 -95.58207568 LOT 8 BLOCK 1 MEADOWRANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4696	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	107,577.00 x .86 = 92,538	
Factor Value		
Adjustments	1.0000	
Lot Value	92,538	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,123 / 3,852
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,123
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	986 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-2\IMG\_ 9/2/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	432,465	112.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	488,160 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.13	Total Misc Impr	+	28,927			
Roofing Adj	+ 2.55	Garage Cost	+	36,817			
Subfloor Adj	+ -1.21	Total RCN	=	474,749			
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	-	132,930			
Plumbing Adj	+ 5.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	341,819			
Adj Base Cost	= 106.18	Lot Value	+	92,538			
Total Area	x 3,852	Indicated Value	=	434,357			
Adjusted Cost	= 409,005	Value Per SqFt		112.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	341,819		
Lot Value	92,538		
Indicated Value	434,357	112.76	Per SqFt
Agland Value			
Site Improvements	17,243		
Total Value	451,600	117.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	3425	44x8		352	28.55		10,050
PRCH	SLAB PORCH - COVERED	3426	37x8		296	26.00		7,696
PRCH	SLAB PORCH - COVERED	3428	13x8		104	26.60		2,766
GENR	Generator - Residential Standby			1	1	2,800.00		2,800



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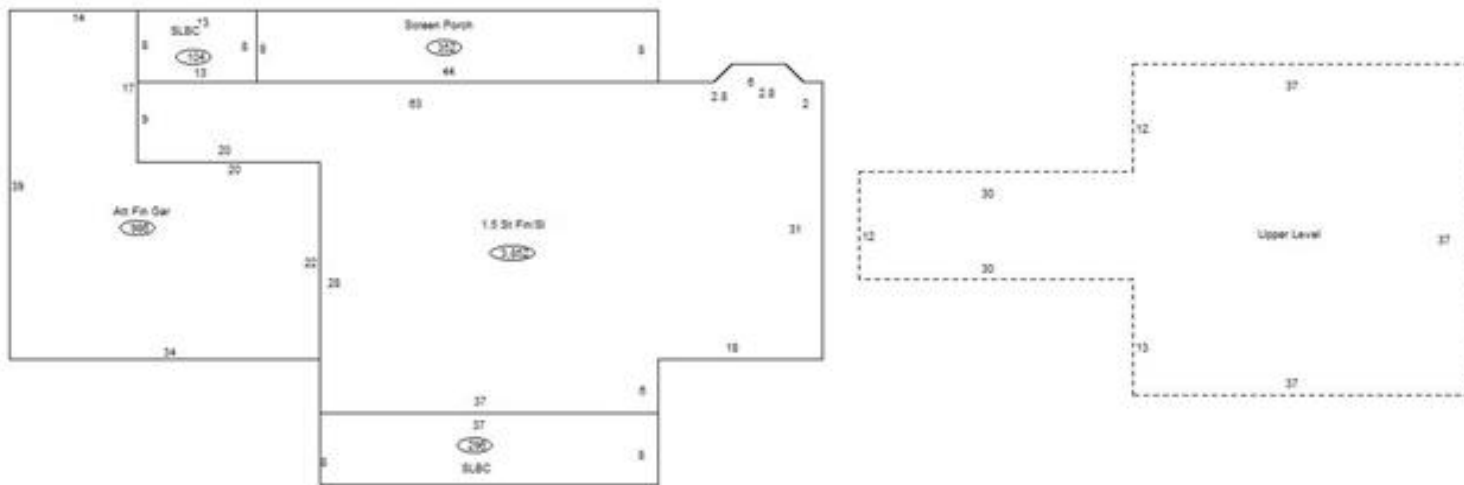
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### Sketch Image

660001277



### 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	2,123	1.814	3,852
2	M	EPKS		13	Screen Porch	352	1.000	352
3	M	PRCH		13	SLBC	296	1.000	296
4	U	^UL	Overhang	13	Upper Level	1,729	1.000	1,729
5	M	PRCH		13	SLBC	104	1.000	104
6	G	5		13	Att Fin Gar	986	1.000	986
<b>Total Building Area</b>						<b>2,123</b>		<b>3,852</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.26 x 140)		3,676		3,676	368	3,308
	WODO	Wood Deck - Open	10x12x0	Plank		120
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.09 x 120)		3,131		3,131	313	2,818
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		545
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (51.13 x 545)		27,866		27,866	18,113	9,753
	PACN	Paving - Concrete	0x0x0	Concrete		1,100
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 13	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (74% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.77 x 1,100)		5,247		5,247	3,883	1,364