



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 660014930 Parcel ID 21N15E-16-4-00000-000-0000 Cadastral ID 16-21-15-00310 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 302855 CEGIELSKI, RICHARD C & ANNA K REVOCABLE TRUST 21767 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 21767 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 16 / 21 / 15 / 4 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																		
Legal Description Lat/Long: 36.29438167 -95.70776010																																		
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>R2013 07 15</td> <td>R14-NEW1080 SQ FT DETACH GARAG</td> <td>07/2013</td> <td>11/2013</td> <td>2,800</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 07 15	R14-NEW1080 SQ FT DETACH GARAG	07/2013	11/2013	2,800															
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929/746	JOHNSON, CHERYL D	09/21/1993	5,500	Yes																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax																									
Remove Cap	2011	Land Value	960	960	11%	106	Assessed	25,333	2,620.39																									
Year Frozen	0	Improvements	253,619	229,338		25,227	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00																									
TIF Project ID	0	Total Value	254,579	230,298		25,333	Total Taxable	24,333	2,528.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660014930	CEGIELSKI, RICHARD C & ANNA K			23	236,304	1000	23,596	2,451.00																									
2024	2024-660014930	CEGIELSKI, RICHARD C & ANNA K			23	226,816	1000	22,879	2,411.00																									
2023	2023-660014930	CEGIELSKI, RICHARD C &			23	210,757	1000	22,184	2,257.00																									
2022	2022-660014930	CEGIELSKI, RICHARD C &			23	209,737	1000	22,071	2,250.00																									
2021	2021-660014930	CEGIELSKI, RICHARD C &			23	206,019	1000	21,533	2,216.00																									
2020	2020-660014930	CEGIELSKI, RICHARD C &			23	204,586	1000	20,877	2,159.00																									
2019	2019-660014930	CEGIELSKI, RICHARD C &			23	193,086	1000	20,240	2,116.00																									
2018	2018-660014930	CEGIELSKI, RICHARD C &			23	201,670	1000	21,184	2,203.00																									
2017	2017-660014930	CEGIELSKI, RICHARD C &			23	199,610	1000	20,826	2,193.00																									
2016	2016-660014930	CEGIELSKI, RICHARD C &			23	193,755	1000	20,190	2,099.00																									
2015	2015-660014930	CEGIELSKI, RICHARD C &			23	187,024	1000	19,573	2,043.00																									
2014	2014-660014930	CEGIELSKI, RICHARD C &			23	190,290	1000	19,284	2,034.00																									
2013	2013-660014930	CEGIELSKI, RICHARD C &			23	174,495	1000	18,145	1,897.00																									



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 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	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,695 / 2,695
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,695
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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	106.42	Total Misc Impr	+ 15,388	Roofing Adj	+ 5.11	Garage Cost	+ 24,488
Subfloor Adj	+ -3.29	Total RCN	= 392,948	Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 157,179
Plumbing Adj	+ 8.30	Lump Sums	+ 5,549	Basement Adj	+ 0.00	RCNLD	= 241,318
Adj Base Cost	= 131.01	Lot Value	+ 241,318	Total Area	x 2,695	Indicated Value	= 241,318
Adjusted Cost	= 353,072	Value Per SqFt	89.54				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,318		
Lot Value			
Indicated Value	241,318	89.54	Per SqFt
Agland Value	960		
Site Improvements	12,301		
Total Value	254,579	94.46	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	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	35771	17x6		102	29.20	2,978
PATO	SLAB PORCH - OPEN	35772	23x10		230	11.32	2,604
WODO	Wood Deck - Open	35773	257		257	21.59	5,549
PATO	Slab Porch - Open	153896	38x9		342	9.87	3,376



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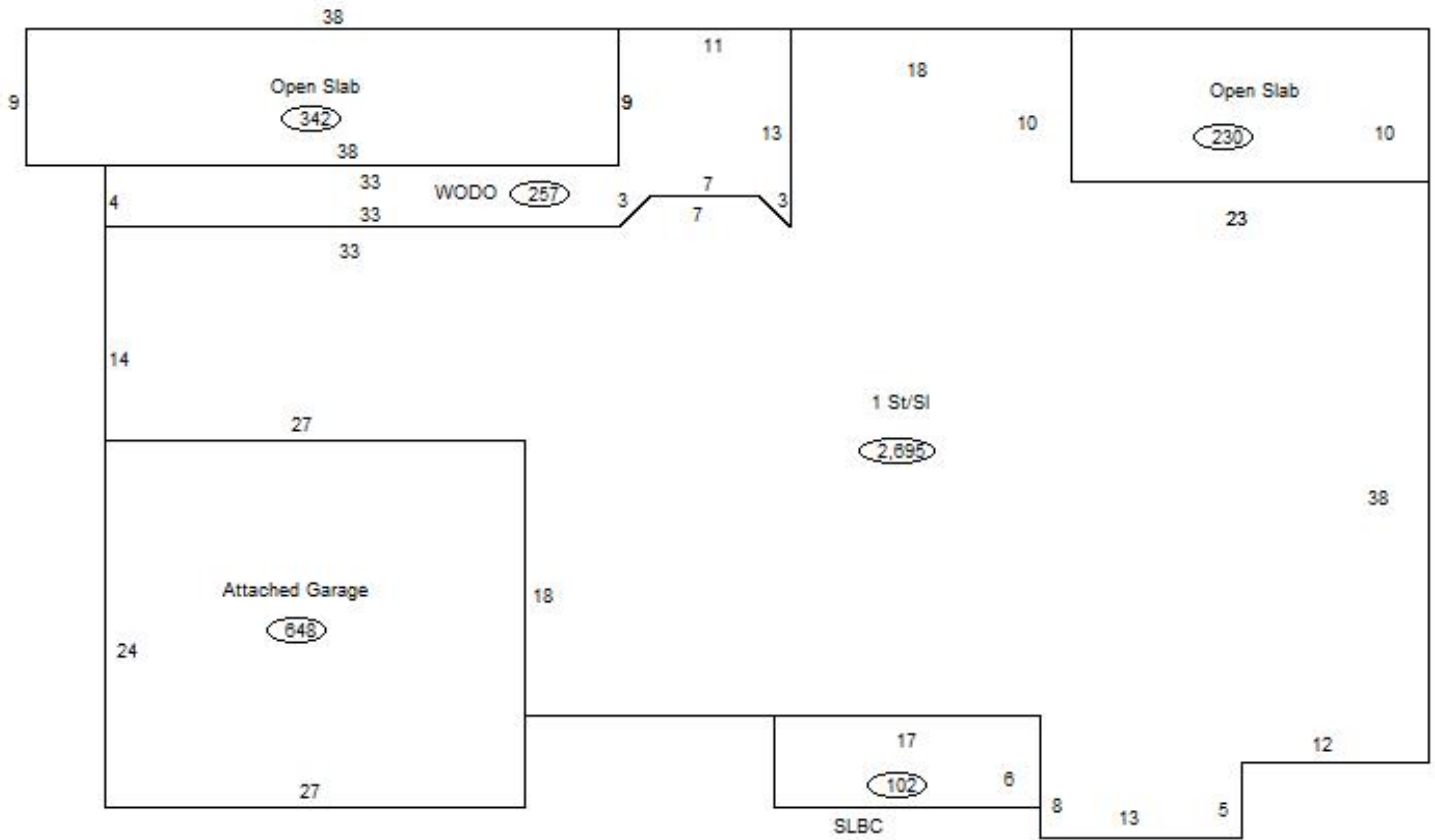
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Sketch Image

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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	1 St/SI	2,695	1.000	2,695
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PATO		13	Open Slab	230	1.000	230
5	M	WODO		13	WODO	257	1.000	257
6	M	PATO		13	Open Slab	342	1.000	342
Total Building Area						2,695		2,695



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	36x30x0			1,080
	Qual	Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (11.39 x 1,080)		12,301		12,301	12,301
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x)					



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	5.000	192	192	960	960
NTV PST Totals						5.000			960	960
Total Agland						5.000			960	960