



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:12:40
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Assessment Data					Primary Image																																																																																																																				
Account 660014951 Parcel ID 21N15E-16-1-00000-000-0000 Cadastral ID 16-21-15-02000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 324828 TALLANT, CLINTON W 21205 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 21205 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 16 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0147	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	218,442.00 x .39 = 86,006	
Factor Value		
Adjustments	1.0000	
Lot Value	86,006	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,904 / 1,904
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	810 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\C\Users\Randy Necessary\Pictures\101_0615\IMG_0027. 6/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,006	123.43	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,637		
Lot Value	86,006		
Indicated Value	245,643	129.01	Per SqFt
Agland Value			
Site Improvements	2,134		
Total Value	247,777	130.13	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.28	Total Misc Impr	+	13,560			
Roofing Adj	+ 4.75	Garage Cost	+	24,130			
Subfloor Adj	+ -2.24	Total RCN	=	295,625			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	135,988			
Plumbing Adj	+ 6.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,637			
Adj Base Cost	= 135.47	Lot Value	+	86,006			
Total Area	x 1,904	Indicated Value	=	245,643			
Adjusted Cost	= 257,935	Value Per SqFt		129.01			

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
PRCH	SLAB PORCH - COVERED	35829		9x9	81	26.68		2,161
PRCH	SLAB PORCH - COVERED	35830		16x10	160	26.43		4,229
PATO	SLAB PORCH - OPEN	35831		14x10	140	11.11		1,555



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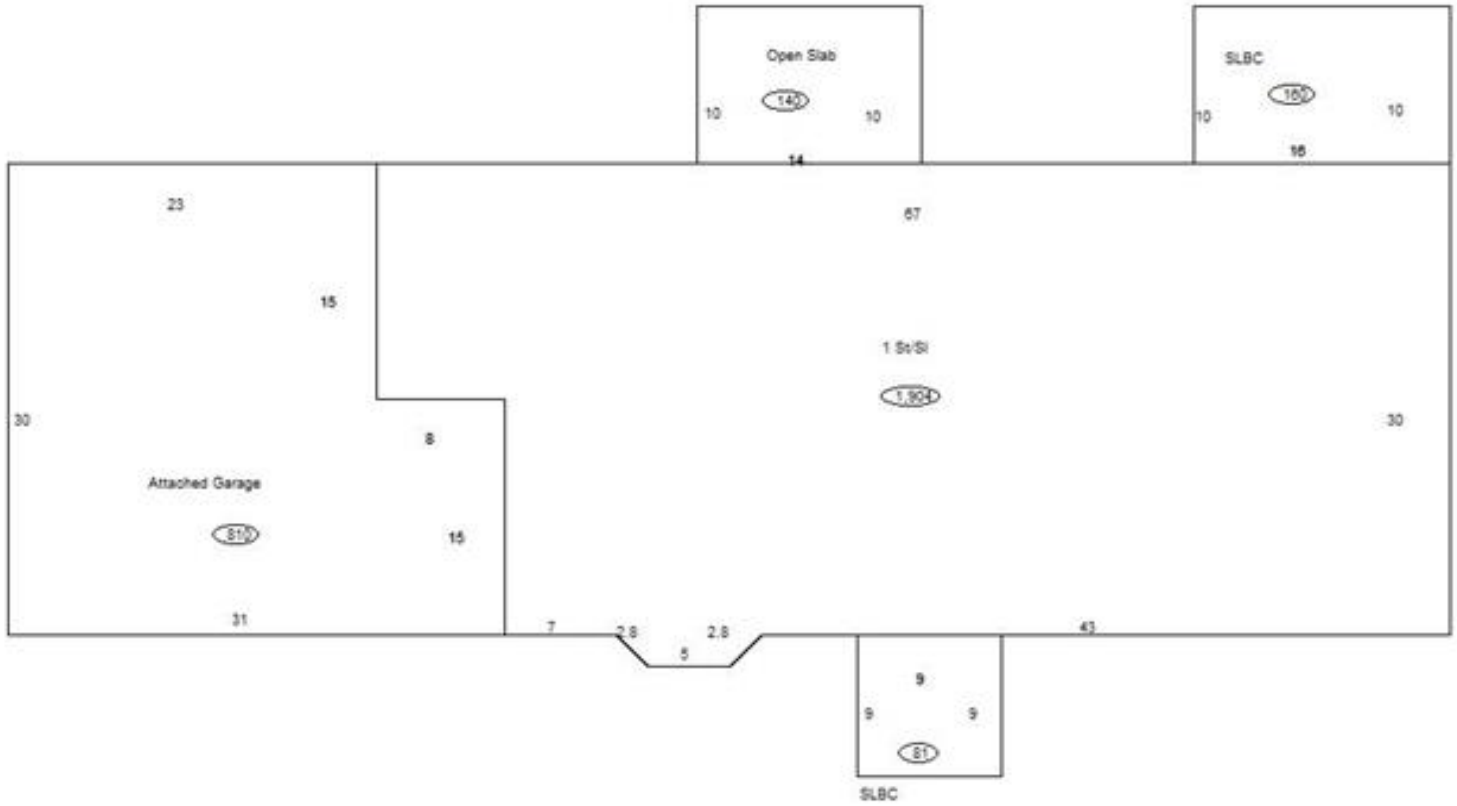
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,904	1.000	1,904
2	G	1		10	Attached Garage	810	1.000	810
3	M	PRCH		10	SLBC	81	1.000	81
4	M	PRCH		10	SLBC	160	1.000	160
5	M	PATO		10	Open Slab	140	1.000	140
Total Building Area						1,904		1,904



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR				480	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 480)		2,246		2,246	1,235	1,011
	STF	STG FAIR				320	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 320)		1,498		1,498	599	899
	STF	STG FAIR				80	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 80)		374		374	150	224