



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:42
Page 1

Assessment Data					Primary Image									
Account	660014952				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0615\IMG_0008. 6/15/2022</p>									
Parcel ID	21N15E-16-1-00000-000-0000													
Cadastral ID	16-21-15-02100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	314202													
HARDESTY, CHRISTOPHER L														
21244 S KEETONVILLE RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	21244 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													
Legal Description Lat/Long: 36.30161811 -95.70994110														
N2 SE SW NE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2445/944	HARDESTY, GARY DALE	10/30/2014	0	4					
					1397/881	LYON, JAY K & MICHELE M	08/09/2002	109,000	YES					
					1103/282	HARPER, LISA CAROL &	03/11/1998	95,000	Yes					
					1010/400	BRIGGS, JOHNNIE L	12/08/1995	73,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax						
Remove Cap	2003	Land Value	83,907	76,585	11%	8,424	Assessed	15,193	1,571.53					
Year Frozen	0	Improvements	96,707	61,538		6,769	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	180,614	138,123		15,193	Total Taxable	14,193	1,479.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014952	HARDESTY, CHRISTOPHER L	23	177,558	1000	13,751	1,433.00							
2024	2024-660014952	HARDESTY, CHRISTOPHER L	23	188,784	1000	13,322	1,410.00							
2023	2023-660014952	HARDESTY, CHRISTOPHER L	23	154,236	1000	12,904	1,319.00							
2022	2022-660014952	HARDESTY, CHRISTOPHER L	23	155,040	1000	12,500	1,281.00							
2021	2021-660014952	HARDESTY, CHRISTOPHER L	23	155,936	1000	12,106	1,252.00							
2020	2020-660014952	HARDESTY, CHRISTOPHER L	23	156,740	1000	11,725	1,219.00							
2019	2019-660014952	HARDESTY, CHRISTOPHER L	23	147,193	1000	11,354	1,193.00							
2018	2018-660014952	HARDESTY, CHRISTOPHER L	23	109,038	1000	10,994	1,150.00							
2017	2017-660014952	HARDESTY, CHRISTOPHER L	23	108,665	1000	10,953	1,160.00							
2016	2016-660014952	HARDESTY, CHRISTOPHER L	23	107,218	1000	10,794	1,128.00							
2015	2015-660014952	HARDESTY, CHRISTOPHER L	23	106,618	1000	10,728	1,126.00							
2014	2014-660014952	HARDESTY, GARY DALE	23	152,966	1000	14,462	1,529.00							
2013	2013-660014952	HARDESTY, GARY DALE	23	147,818	1000	14,011	1,468.00							



Rogers

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Date 04/16/2026
Time 22:12:42
Page 2

Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.8541	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	211,445.00 x .40 = 83,907	
Factor Value		
Adjustments	1.0000	
Lot Value	83,907	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Stone 95% Frame, Siding, Vinyl
Base/Total Area	1,432 / 1,432
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,432
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	129,395 90.36 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	89.01	Total Misc Impr	+ 19,048
Roofing Adj	+ 4.02	Garage Cost	+ 10,286
Subfloor Adj	+ 0.00	Total RCN	= 186,668
Heat/Cool Adj	+ 10.30	Depreciation (50%)	- 93,334
Plumbing Adj	+ 6.54	Lump Sums	+ 2,999
Basement Adj	+ 0.00	RCNLD	= 96,333
Adj Base Cost	= 109.87	Lot Value	+ 83,907
Total Area	x 1,432	Indicated Value	= 180,240
Adjusted Cost	= 157,334	Value Per SqFt	125.87

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	96,333
Lot Value	83,907
Indicated Value	180,240 125.87 Per SqFt
Agland Value	
Site Improvements	374
Total Value	180,614 126.13 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	35834	28x7		196	20.68		4,053
PATO	SLAB PORCH - OPEN	35835	10x8		80	10.24		819
EPSW	ENCLOSED PORCH - SOLID WALL	35836	22x8		176	54.54		9,599
WODO	Wood Deck - Open	153897	132		132	22.72		2,999



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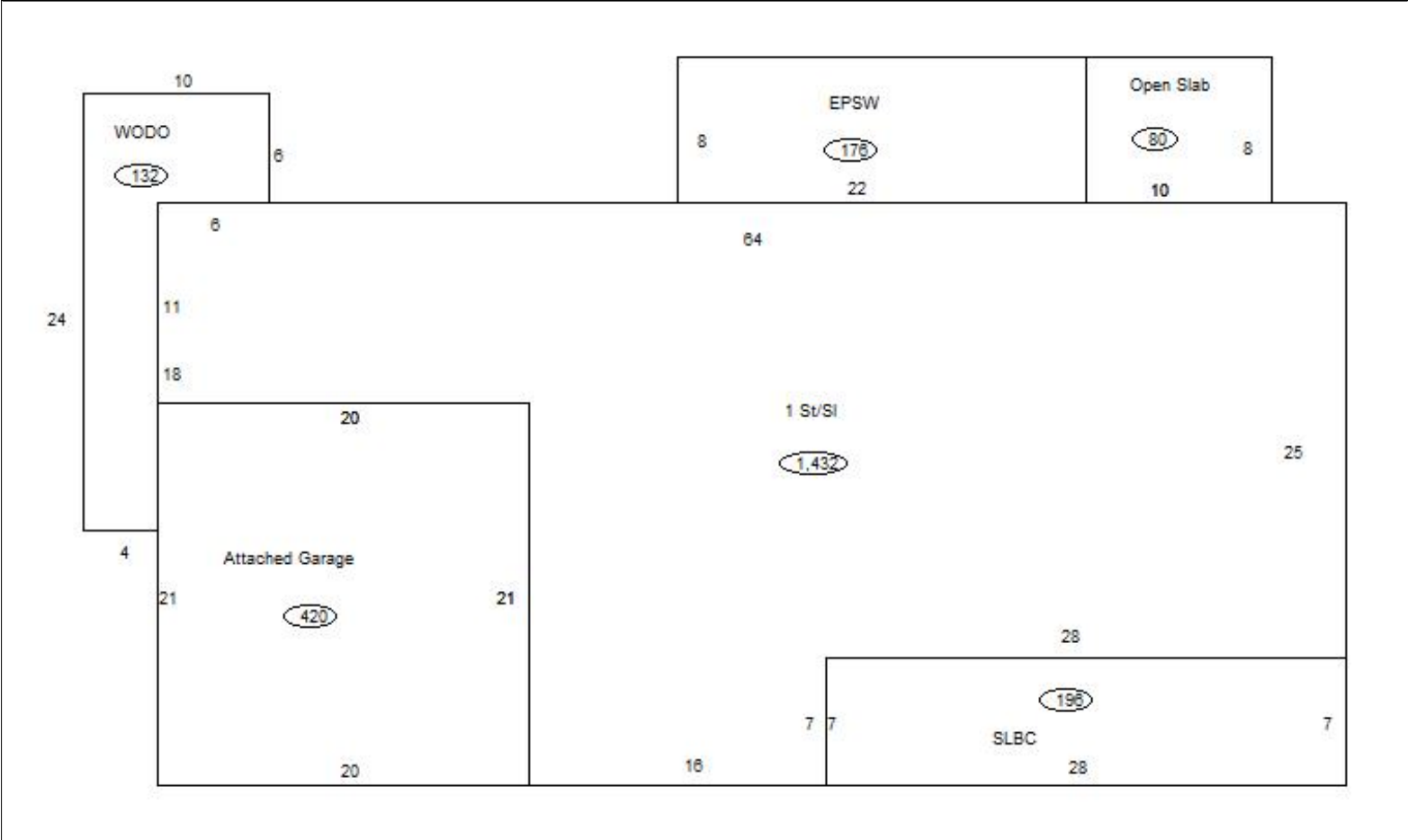
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Date 04/16/2026
 Time 22:12:42
 Page 3

Sketch Image

660014952



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,432	1.000	1,432
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	196	1.000	196
4	M	PATO		10	Open Slab	80	1.000	80
5	M	EPSW		10	EPSW	176	1.000	176
6	M	WODO		10	WODO	132	1.000	132
Total Building Area						1,432		1,432



Rogers


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Date 04/16/2026
Time 22:12:42
Page 4

660014952

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x20x0			200
	Qual	2	Cond 2	Year	Eff Age 2026	
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (4.68 x 200)		936		936 562		374