



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	660014957													
Parcel ID	21N15E-16-1-00000-000-0000													
Cadastral ID	16-21-15-02600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	118954													
HEUSZEL, HARRY HAROLD &														
TERRY L														
21233 S KEETONVILLE ROAD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	21233 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: 36.30161701 -95.70773135														
N2 SW SE 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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax						
Remove Cap	0	Land Value	85,269	61,778	11%	6,796	Assessed	18,434	1,906.78					
Year Frozen	0	Improvements	133,711	105,798		11,638	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	218,980	167,576		18,434	Total Taxable	17,434	1,814.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014957	HEUSZEL, HARRY HAROLD &	23	201,113	1000	16,897	1,758.00							
2024	2024-660014957	HEUSZEL, HARRY HAROLD &	23	210,293	1000	16,375	1,729.00							
2023	2023-660014957	HEUSZEL, HARRY HAROLD &	23	153,358	1000	15,869	1,619.00							
2022	2022-660014957	HEUSZEL, HARRY HAROLD &	23	151,751	1000	15,693	1,604.00							
2021	2021-660014957	HEUSZEL, HARRY HAROLD &	23	155,905	1000	15,499	1,600.00							
2020	2020-660014957	HEUSZEL, HARRY HAROLD &	23	155,616	1000	15,018	1,558.00							
2019	2019-660014957	HEUSZEL, HARRY HAROLD &	23	146,129	1000	14,551	1,525.00							
2018	2018-660014957	HEUSZEL, HARRY HAROLD &	23	174,166	1000	14,098	1,471.00							
2017	2017-660014957	HEUSZEL, HARRY HAROLD &	23	172,877	1000	13,659	1,442.00							
2016	2016-660014957	HEUSZEL, HARRY HAROLD &	23	170,109	1000	13,232	1,380.00							
2015	2015-660014957	HEUSZEL, HARRY HAROLD &	23	170,909	1000	12,818	1,343.00							
2014	2014-660014957	HEUSZEL, HARRY HAROLD &	23	177,349	1000	12,415	1,315.00							
2013	2013-660014957	HEUSZEL, HARRY HAROLD &	23	174,265	1000	12,025	1,262.00							



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.9584	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	215,986.00 x .39 = 85,269	
Factor Value		
Adjustments	1.0000	
Lot Value	85,269	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,677 / 1,677
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,677
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,242	104.50	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.92	Total Misc Impr	+	20,122	
Roofing Adj	+ 4.23	Garage Cost	+	13,345	
Subfloor Adj	+ -1.15	Total RCN	=	243,042	
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	119,091	
Plumbing Adj	+ 5.50	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	123,951	
Adj Base Cost	= 124.97	Lot Value	+	85,269	
Total Area	x 1,677	Indicated Value	=	209,220	
Adjusted Cost	= 209,575	Value Per SqFt		124.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,951		
Lot Value	85,269		
Indicated Value	209,220	124.76	Per SqFt
Agland Value			
Site Improvements	9,760		
Total Value	218,980	130.58	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	35855	23x8		184	23.63		4,348
PRCH	SLAB PORCH - COVERED	35856	24x10		240	23.44		5,626
EPSW	ENCLOSED PORCH - SOLID WALL	140021	10x8		80	63.15		5,052



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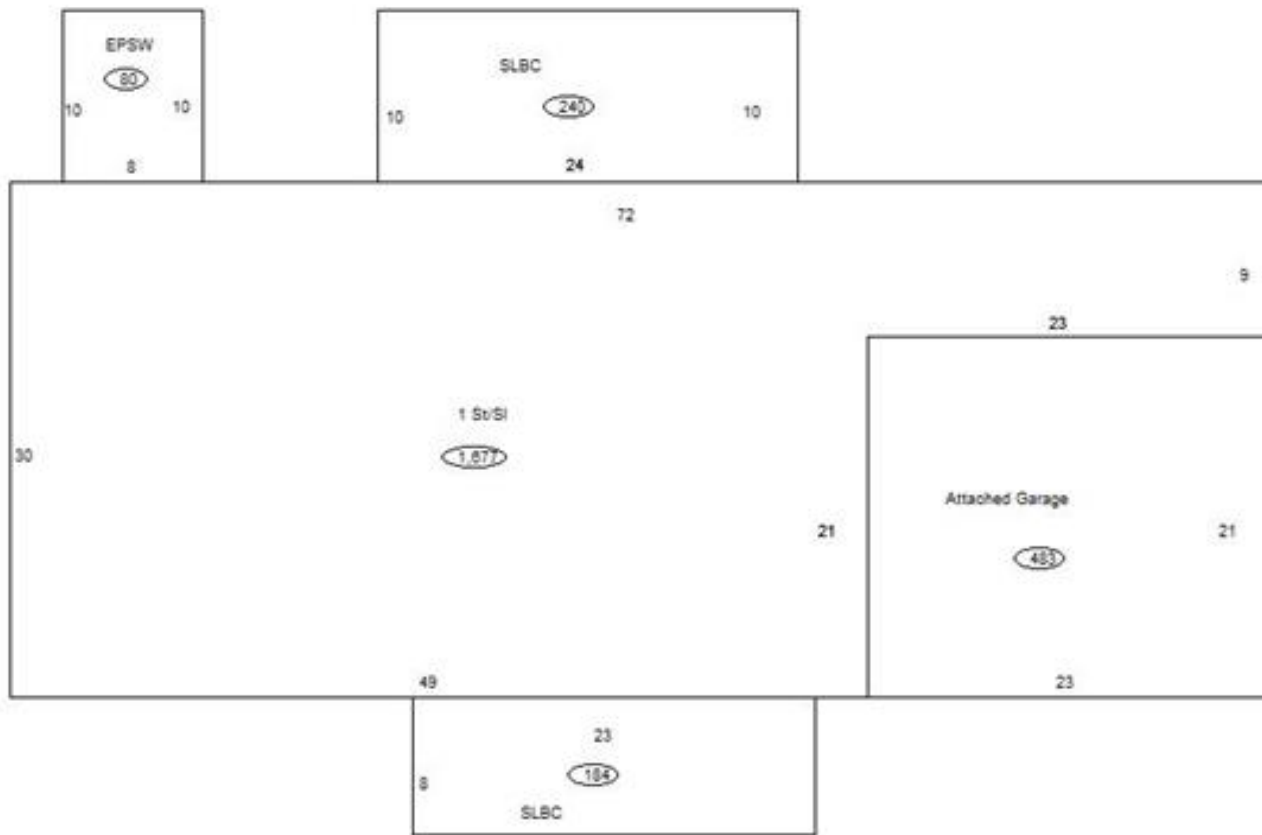
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Sketch Image

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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	1,677	1.000	1,677
2	G	1		10	Attached Garage	483	1.000	483
3	M	PRCH		10	SLBC	184	1.000	184
4	M	PRCH		10	SLBC	240	1.000	240
5	M	EPSW		10	EPSW	80	1.000	80
Total Building Area						1,677		1,677



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			336
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (10.48 x 336)		3,521		3,521	2,113	1,408
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (16.00 x 720)		11,520		11,520	5,760	5,760
	DTGF	DETACHED GARAGE FAIR	0x0x0			324
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (16.00 x 324)		5,184		5,184	2,592	2,592
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						