



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:16:47
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Assessment Data					Primary Image																																																																																																																				
Account 660018707 Parcel ID 21N15E-21-1-00000-000-0000 Cadastral ID 21-21-15-00200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 313643 YOUNG, MICHAEL W & SHELI L 22174 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 22174 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 8.62 - Acres Sec/Twn/Rng 21 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0014. 6/17/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.28801646 -95.71074335																																																																																																																									
TR IN N2 NE BEG SE/C N2 SW NE N 750' W 1111.19' TO PT ON EXISTING FENCE LINE SELY ALG FENCE LINE TO A PT WHICH IS 973 06' W OF E/L W2 NE S 09- 6 W 156.71' S 45-35 W 175.32' W 196.72' S 66 3' TO SW/ C N2 SW NE E 1319.36' TO POB; LESS TR BEG 350' N OF SE/C N/2 SW/4					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - UNPLATTED (ACRES)	
Lot Size			
Lot Count			
Units Buildable	8.62		
Non-Ag Acres	8.4074		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	366,228.00 x .36 = 130,342		
Factor Value			
Adjustments	1.0000		
Lot Value	130,342		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,119 / 3,119
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,119
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,561 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	458,497	147.00	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	97.66	Total Misc Impr	+ 21,250
Roofing Adj	+ 4.26	Garage Cost	+ 46,502
Subfloor Adj	+ -2.19	Total RCN	= 437,759
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 83,174
Plumbing Adj	+ 6.26	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 354,585
Adj Base Cost	= 118.63	Lot Value	+ 130,342
Total Area	x 3,119	Indicated Value	= 484,927
Adjusted Cost	= 370,007	Value Per SqFt	155.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	354,585		
Lot Value	130,342		
Indicated Value	484,927	155.48	Per SqFt
Agland Value			
Site Improvements	35,715		
Total Value	520,642	166.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45432	32x11		352	25.83		9,092
CPDT	CARPORT - DETACHED	45433	24x24		576	11.36		6,543
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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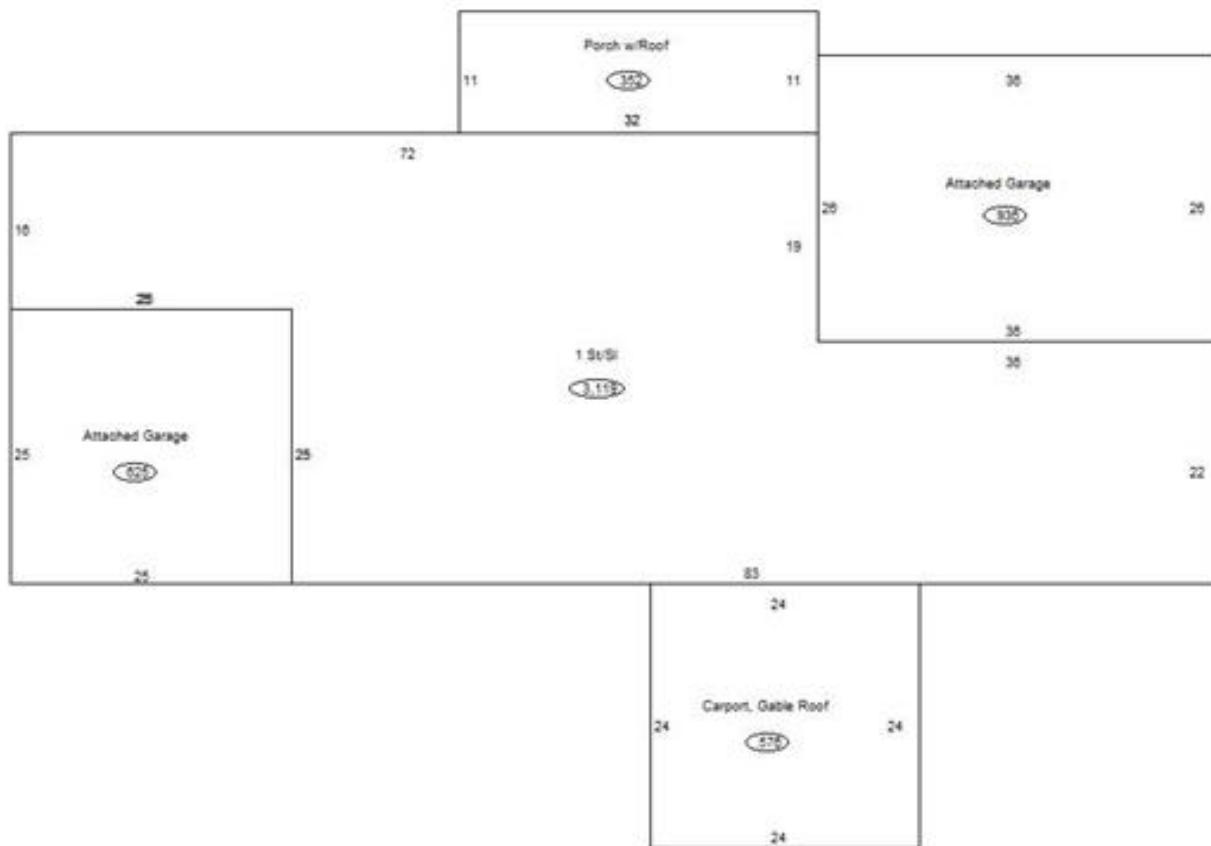
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Sketch Image

660018707



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,119	1.000	3,119
2	G	1		13	Attached Garage	936	1.000	936
3	M	PRCH		13	SLBC	352	1.000	352
4	G	3		13	Carport, Gable Roof	576	1.000	576
5	G	1		13	Attached Garage	625	1.000	625
Total Building Area						3,119		3,119



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,080
	Qual 3	Cond 3	Year 2005	Eff Age	16	
	Valuation Summary Base Cost (10.37 x 1,080) 11,200		Modifier Total	RCN 11,200	Depr (70% Phys/ % Func) 7,840	RCNLD 3,360
	UTIL	SHOP BUILDING	0x0x0			1,782
	Qual 3	Cond 3	Year 2005	Eff Age	16	
	Valuation Summary Base Cost (28.82 x 1,782) 51,357		Modifier Total	RCN 51,357	Depr (37% Phys/ % Func) 19,002	RCNLD 32,355