



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:12:29
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018717 Parcel ID 21N15E-21-4-00000-000-0000 Cadastral ID 21-21-15-01000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 119664 LEWIS, KENNETH R 6555 E KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 06555 E KEETONVILLE RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 21 / 21 / 15 / 4 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27878308 -95.71276056 W 417.4' S 208.7' SW SW SE																																																																																																																									
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 Time 22:12:29
 Page 2

Lot Data		Square-Foot - UNPLATTED (ACRES)	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	2.106		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	91,736.00 x .52 = 47,994		
Factor Value			
Adjustments	1.0000		
Lot Value	47,994		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,681 / 2,361
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	263,169 111.47 Per SqFt

Direct Comparables

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

Cost Approach		Manual : 01/2025	
Base Cost	88.44	Total Misc Impr	+ 35,455
Roofing Adj	+ 3.47	Garage Cost	+ 17,775
Subfloor Adj	+ 0.00	Total RCN	= 291,951
Heat/Cool Adj	+ 0.93	Depreciation (32%)	- 93,424
Plumbing Adj	+ 8.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,527
Adj Base Cost	= 101.11	Lot Value	+ 47,994
Total Area	x 2,361	Indicated Value	= 246,521
Adjusted Cost	= 238,721	Value Per SqFt	104.41

Value Reconciliation

Selected Approach	Cost Approach
Improvements	198,527
Lot Value	47,994
Indicated Value	246,521 104.41 Per SqFt
Agland Value	
Site Improvements	
Total Value	246,521 104.41 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	45458	8x6		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	45459	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	45460	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	45461	13x10		130	26.52		3,448
PRCH	SLAB PORCH - COVERED	45462	24x11		264	26.10		6,890
PRCH	SLAB PORCH - COVERED	45463	26x9		234	26.20		6,131
PRCH	SLAB PORCH - COVERED	45464	74		74	26.70		1,976



Rogers

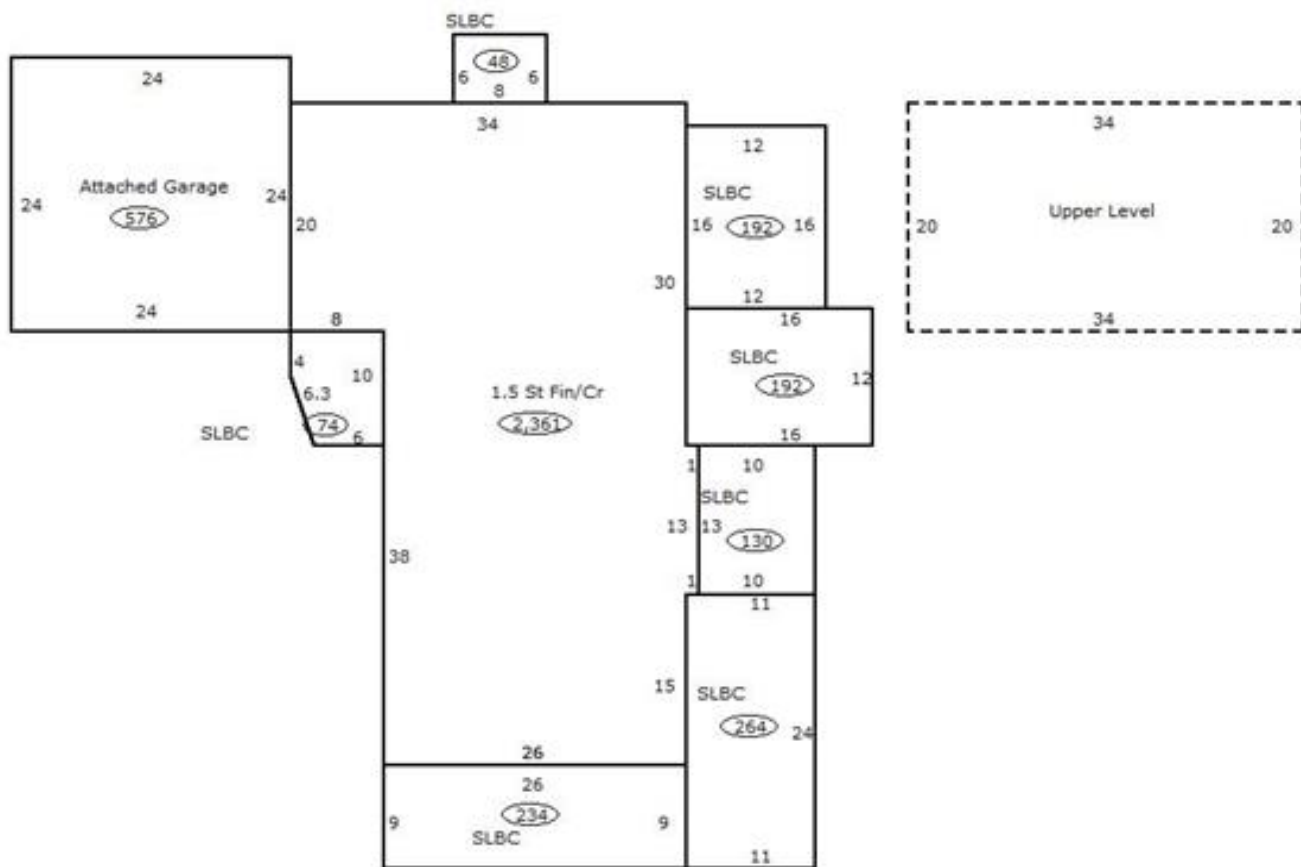
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Date 04/16/2026
 Time 22:12:29
 Page 3

Sketch Image

660018717



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,681	1.405	2,361
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	192	1.000	192
5	M	PRCH		13	SLBC	192	1.000	192
6	M	PRCH		13	SLBC	130	1.000	130
7	M	PRCH		13	SLBC	264	1.000	264
8	M	PRCH		13	SLBC	234	1.000	234
9	M	PRCH		13	SLBC	74	1.000	74
10	U	^UL	Overhang	13	Upper Level	680	1.000	680
Total Building Area						1,681		2,361



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Page 4

660018717

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						