



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 660018721 Parcel ID 21N15E-21-4-00000-000-0000 Cadastral ID 21-21-15-01400 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 267098 BROYLES, KEN 22822 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 22822 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 21 / 21 / 15 / 4 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0025. 6/17/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.28027308 -95.70951886 S 33' E 311' N2 SW SE & N 107' E 311' S2 SW SE																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0549	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,952.00 x .66 = 30,142	
Factor Value		
Adjustments	1.0000	
Lot Value	30,142	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,521 / 1,521
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 53



\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0025. 6/17/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	85,031	55.90	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,693		
Lot Value	30,142		
Indicated Value	103,835	68.27	Per SqFt
Agland Value			
Site Improvements	4,825		
Total Value	108,660	71.44	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.86	Total Misc Impr	+	8,033			
Roofing Adj	+ 4.04	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	188,956			
Heat/Cool Adj	+ 10.30	Depreciation (61%)	-	115,263			
Plumbing Adj	+ 5.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	73,693			
Adj Base Cost	= 118.95	Lot Value	+	30,142			
Total Area	x 1,521	Indicated Value	=	103,835			
Adjusted Cost	= 180,923	Value Per SqFt		68.27			

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
PATO	SLAB PORCH - OPEN	45475		252	252	8.63		2,175
PATO	SLAB PORCH - OPEN	45476		16x8	128	10.01		1,281



Rogers

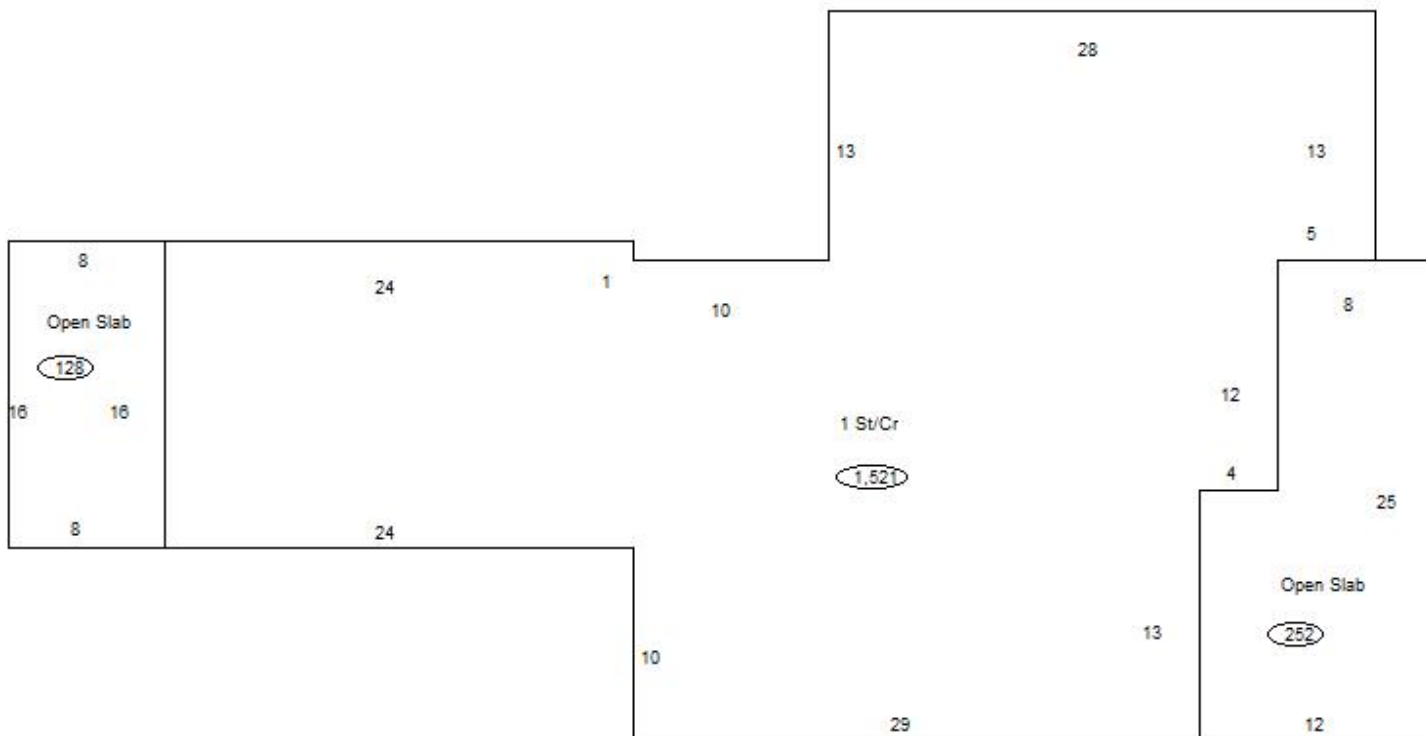
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,521	1.000	1,521
2	M	PATO		10	Open Slab	252	1.000	252
3	M	PATO		10	Open Slab	128	1.000	128
Total Building Area						1,521		1,521



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 400)	4,192		4,192	1,467	2,725
	CP	Carport Dirt	20x30x0			600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 600)	2,100		2,100		2,100