



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:31
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Assessment Data					Primary Image																																																																																																																				
Account 660018722 Parcel ID 21N15E-21-4-00000-000-0000 Cadastral ID 21-21-15-01500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 269986 HERRIVEN, RICHARD EDWARD & JENNY MARIE REVOCABLE TRUST 22834 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 22834 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_0027. 6/17/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.27986317 -95.70961797 TR S2 SW SE, BEG; PT 107' S NE/C S2 SW SE; W 311' S 210' E 102' N 105' E 209' N 105' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8975	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,097.00 x .67 = 26,195	
Factor Value		
Adjustments	1.0000	
Lot Value	26,195	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,856 / 1,856
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,856
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1977 / 26



\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0027. 6/17/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	172,270	92.82	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,317		
Lot Value	26,195		
Indicated Value	182,512	98.34	Per SqFt
Agland Value			
Site Improvements	34,485		
Total Value	216,997	116.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.47	Total Misc Impr	+	10,023			
Roofing Adj	+ 4.33	Garage Cost	+				
Subfloor Adj	+ -1.14	Total RCN	=	230,367			
Heat/Cool Adj	+ 11.47	Depreciation (35%)	-	80,628			
Plumbing Adj	+ 7.59	Lump Sums	+	6,578			
Basement Adj	+ 0.00	RCNLD	=	156,317			
Adj Base Cost	= 118.72	Lot Value	+	26,195			
Total Area	x 1,856	Indicated Value	=	182,512			
Adjusted Cost	= 220,344	Value Per SqFt		98.34			

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	45478	18x7		126	23.85		3,005
PRCH	SLAB PORCH - COVERED	45479	10x8		80	24.02		1,922
WODO	WOOD DECK - OPEN	45480	436		436	16.05	6%	6,578

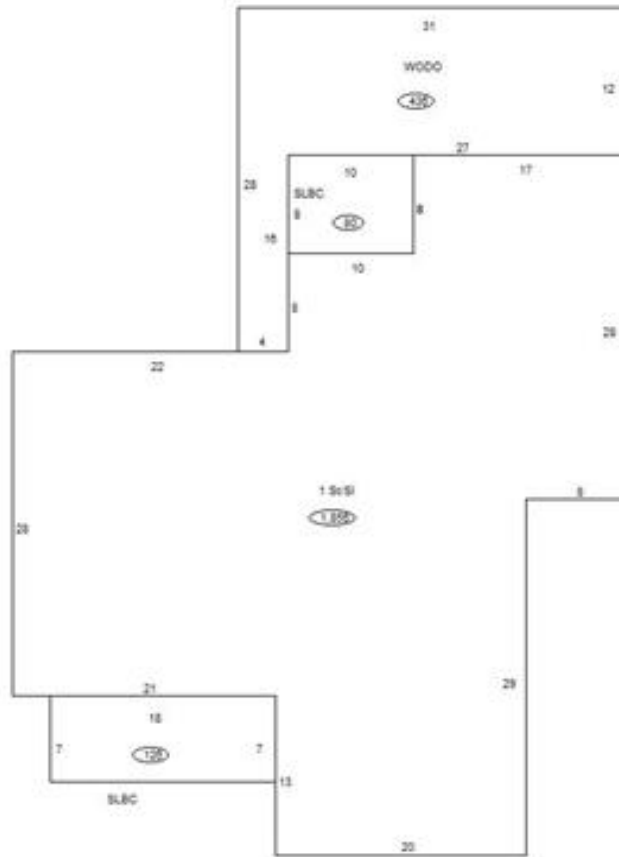


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Sketch Image

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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	1,856	1.000	1,856
2	M	PRCH		10	SLBC	126	1.000	126
3	M	PRCH		10	SLBC	80	1.000	80
4	M	WODO		10	WODO	436	1.000	436
Total Building Area						1,856		1,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (30.25 x 1,200)		36,300	36,300	1,815		34,485