



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:12:33
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Assessment Data					Primary Image																																																																																																																				
Account 660018724 Parcel ID 21N15E-21-4-00000-000-0000 Cadastral ID 21-21-15-01700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 218464 MESSIMORE, JOHNNY RAY & NANCY ANN 22866 S KEETONVILLE RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 22866 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																																																																																																																									
Legal Description Lat/Long: 36.27952577 -95.70940832 S 175' N 387' E 209' S2 SW SE & S 70' N 307' W 102' E 311' S2 SW SE					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)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9952	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,350.00 x .67 = 29,045	
Factor Value		
Adjustments	1.0000	
Lot Value	29,045	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 46

Cost Approach		Manual : 01/2025	
Base Cost	101.02	Total Misc Impr	+ 5,520
Roofing Adj	+ 4.14	Garage Cost	+ 12,944
Subfloor Adj	+ 2.37	Total RCN	= 170,533
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 93,793
Plumbing Adj	+ 4.02	Lump Sums	+ 4,628
Basement Adj	+ 0.00	RCNLD	= 81,368
Adj Base Cost	= 121.85	Lot Value	+ 29,045
Total Area	x 1,248	Indicated Value	= 110,413
Adjusted Cost	= 152,069	Value Per SqFt	88.47



\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0030. 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	140,304	112.42	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,368		
Lot Value	29,045		
Indicated Value	110,413	88.47	Per SqFt
Agland Value			
Site Improvements	1,207		
Total Value	111,620	89.44	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	45483	6x5		30	21.20		636
WODC	WOOD DECK - COVERED	45484	14x8		112	41.32		4,628
PATO	SLAB PORCH - OPEN	45485	10x3		30	10.24		307



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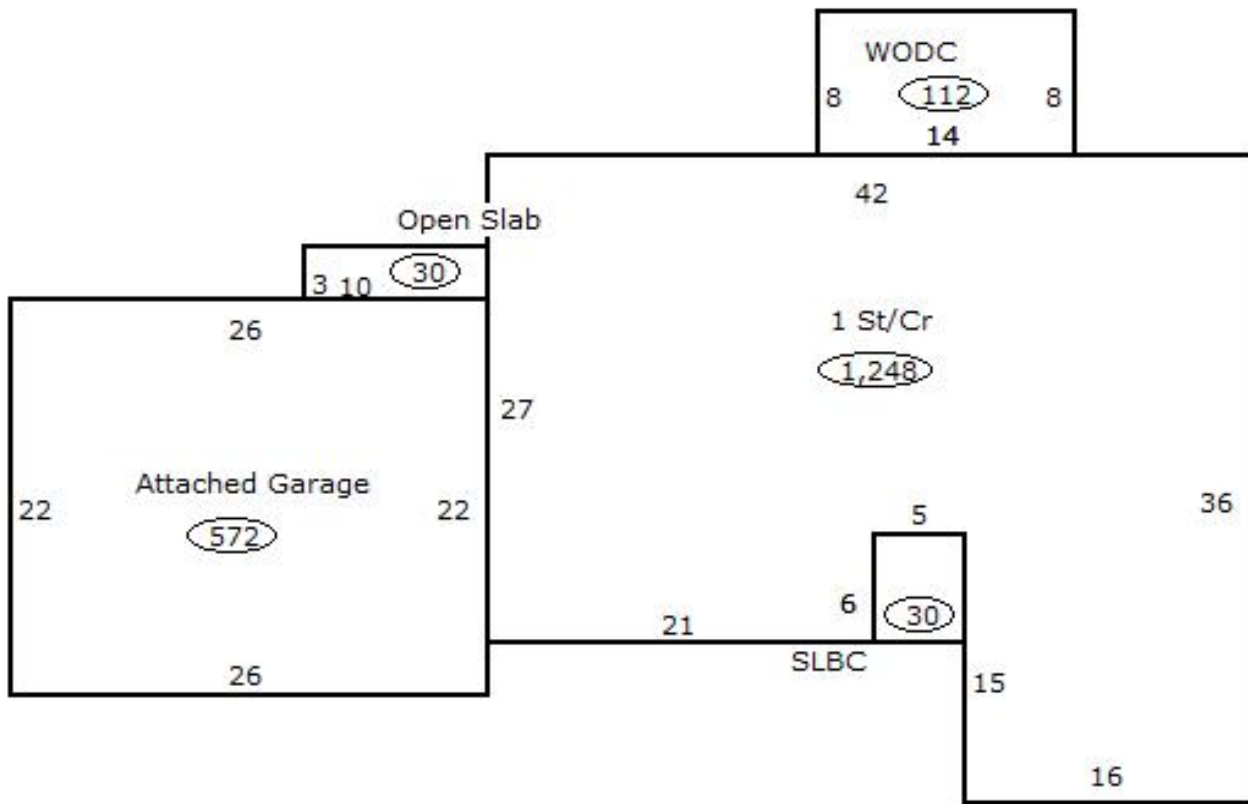
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Sketch Image

660018724



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,248	1.000	1,248
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	30	1.000	30
4	M	WODC		13	WODC	112	1.000	112
5	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			384	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 384)		4,024		4,024	2,817	1,207
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.61 x)						
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						