



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 660023715 Parcel ID 21N15E-28-2-00000-000-0000 Cadastral ID 28-21-15-00200 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 260166 VAUGHAN, REX 6616 E KEETONVILLE RD CLAREMORE OK 74017-0059 Parcel Location Situs 06484 E KEETONVILLE RD Subdivision Lot/Block / Parcel Size 91.34 - Acres Sec/Twn/Rng 28 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0624\IMG_0033. 6/24/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.27502264 -95.71731571																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,490 / 1,490
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

Cost Approach				Manual : 01/2025			
Base Cost	110.26	Total Misc Impr	+ 21,513				
Roofing Adj	+ 4.42	Garage Cost	+ 0				
Subfloor Adj	+ 1.16	Total RCN	= 221,650				
Heat/Cool Adj	+ 11.47	Depreciation (69%)	- 152,939				
Plumbing Adj	+ 7.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 68,711				
Adj Base Cost	= 134.32	Lot Value	+ 68,711				
Total Area	x 1,490	Indicated Value	= 68,711				
Adjusted Cost	= 200,137	Value Per SqFt	46.11				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,711		
Lot Value			
Indicated Value	68,711	46.11	Per SqFt
Agland Value	11,032		
Site Improvements	10,893		
Total Value	159,347	106.94	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	58242	18x6		108	23.92		2,583
EPSW	ENCLOSED PORCH - SOLID WALL	58243	16x14		224	61.76		13,834



Rogers

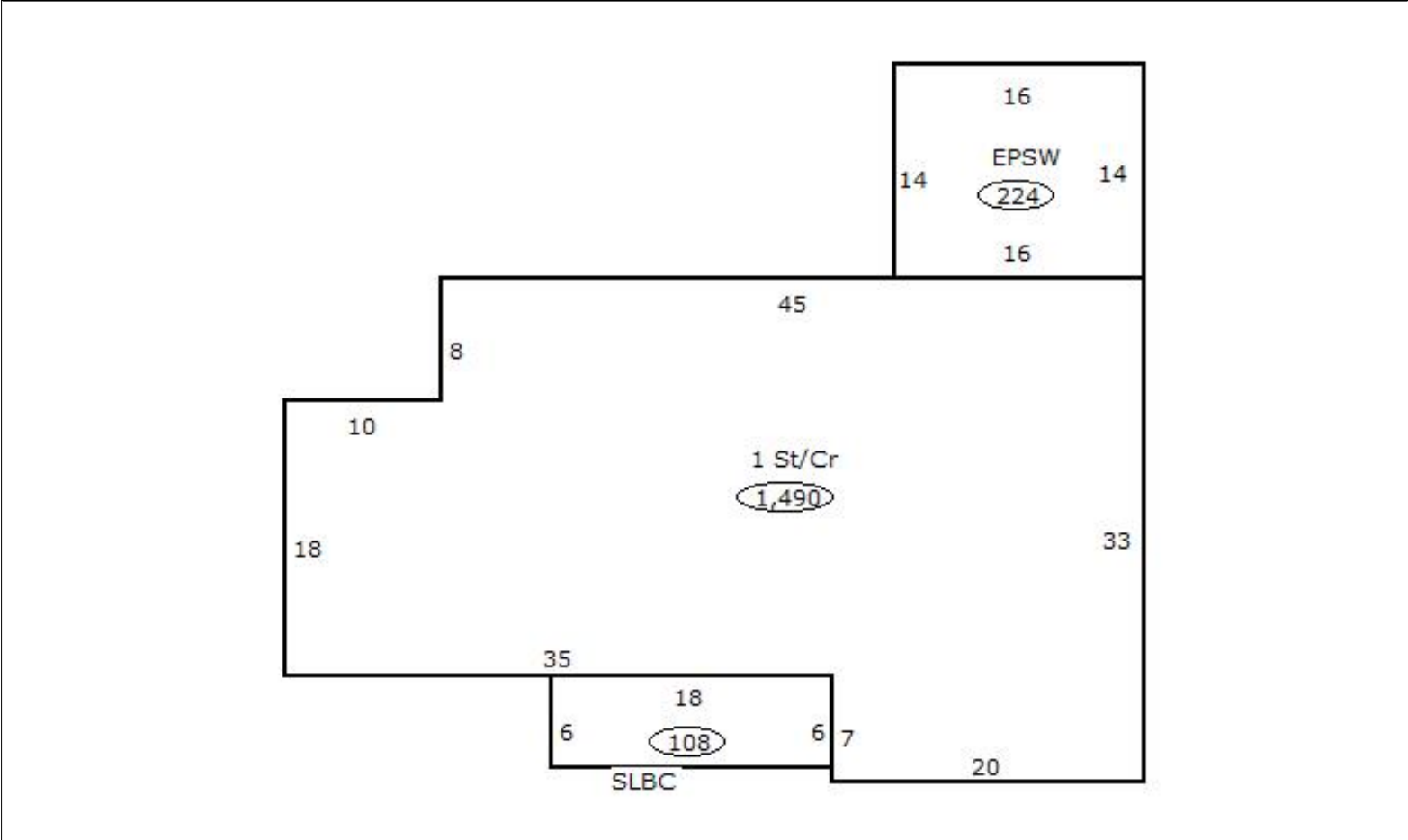
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,490	1.000	1,490
2	M	PRCH		13	SLBC	108	1.000	108
3	M	EPSW		13	EPSW	224	1.000	224
Total Building Area						1,490		1,490



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			784
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 784)	24,524		24,524	17,167	7,357
	BARN	BARN	0x0x0			840
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 840)	8,803		8,803	6,162	2,641
	LF	LOAFING SHED	0x0x0			700
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 700)	2,982		2,982	2,087	895



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			22.962	122	122	2,811	2,811
RS	ROUGH STONY LAND	TMBR	20			.321	36	36	12	12
SO	SOGN SOILS	NTV PST	15			8.039	36	36	289	289
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			13.355	121	121	1,611	1,611
VE	VERDIGRIS CLAY LOAM	TMBR	90			30.499	162	162	4,941	4,941
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			16.165	85	85	1,368	1,368
TMBR Totals						91.340			11,032	11,032
Total Agland						91.340			11,032	11,032