



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:16:08
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Assessment Data					Primary Image																																																																																																																				
Account 660023716 Parcel ID 21N15E-28-2-00000-000-0000 Cadastral ID 28-21-15-00210 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 340849 VAUGHAN, REX & APRIL 6616 E KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 23105 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 28 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27637991 -95.71913485 N 264' SE NW NW																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		<p>06/24/2022 10:24</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0624\IMG_0024. 6/24/2022</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.8788	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	168,959.00 x .42 = 71,161	
Factor Value		
Adjustments	0.8713	
Lot Value	62,003	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,200 / 1,200
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	1975 / 38

Cost Approach		Manual : 01/2025	
Base Cost	89.26	Total Misc Impr	+ 11,645
Roofing Adj	+ 4.00	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 146,957
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 72,009
Plumbing Adj	+ 6.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 74,948
Adj Base Cost	= 112.76	Lot Value	+ 62,003
Total Area	x 1,200	Indicated Value	= 136,951
Adjusted Cost	= 135,312	Value Per SqFt	114.13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	87,896	73.25	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,948		
Lot Value	62,003		
Indicated Value	136,951	114.13	Per SqFt
Agland Value			
Site Improvements	6,898		
Total Value	143,849	119.87	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	58245	16x4		64	21.09		1,350
PRCH	SLAB PORCH - COVERED	58246	20x14		280	20.42		5,718



Rogers

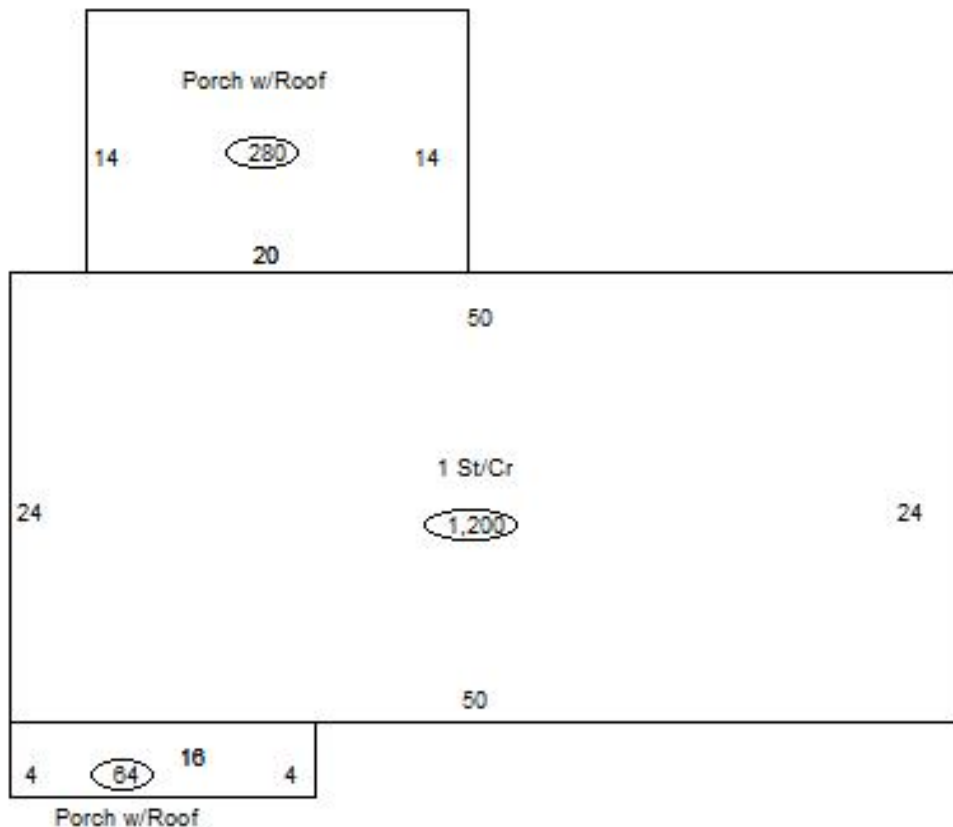
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Sketch Image

660023716



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,200	1.000	1,200
2	M	PRCH		13	SLBC	64	1.000	64
3	M	PRCH		13	SLBC	280	1.000	280
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 720)	11,520		11,520	5,184	6,336
	STF	STG FAIR	20x30x0			600	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 600)	2,808		2,808	2,246	562
	STF	STG FAIR	0x0x0				
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					