



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 660023721 Parcel ID 21N15E-28-2-00000-000-0000 Cadastral ID 28-21-15-00600 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 325773 BOYD, CODY & SHANNON 23092 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 23092 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 10.12 - Acres Sec/Twn/Rng 28 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27759876 -95.72139726 NW NW NW & TR BEG SW/C NE NW NW, N 50', E TO CO RD, SWLY ALG CO RD TO S/L OF NE NW NW W TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	10.2763	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	447,635.00 x .35 = 154,764	
Factor Value		
Adjustments	1.0000	
Lot Value	154,764	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,881 / 1,881
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,881
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

\\tsclient\C\Users\Randy Necessary\Pictures\101_0624\IMG_0025. 6/24/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	292,568	155.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	108.90	Total Misc Impr	+	12,691	
Roofing Adj	+ 4.76	Garage Cost	+	17,211	
Subfloor Adj	+ -2.26	Total RCN	=	278,721	
Heat/Cool Adj	+ 12.64	Depreciation (14%)	-	39,021	
Plumbing Adj	+ 8.24	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	239,700	
Adj Base Cost	= 132.28	Lot Value	+	154,764	
Total Area	x 1,881	Indicated Value	=	394,464	
Adjusted Cost	= 248,819	Value Per SqFt		209.71	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,700		
Lot Value	154,764		
Indicated Value	394,464	209.71	Per SqFt
Agland Value			
Site Improvements	46,825		
Total Value	441,289	234.60	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	58253	26x10		260	26.11		6,789
PATO	SLAB PORCH - OPEN	58254	5x5		25	11.48		287



Rogers

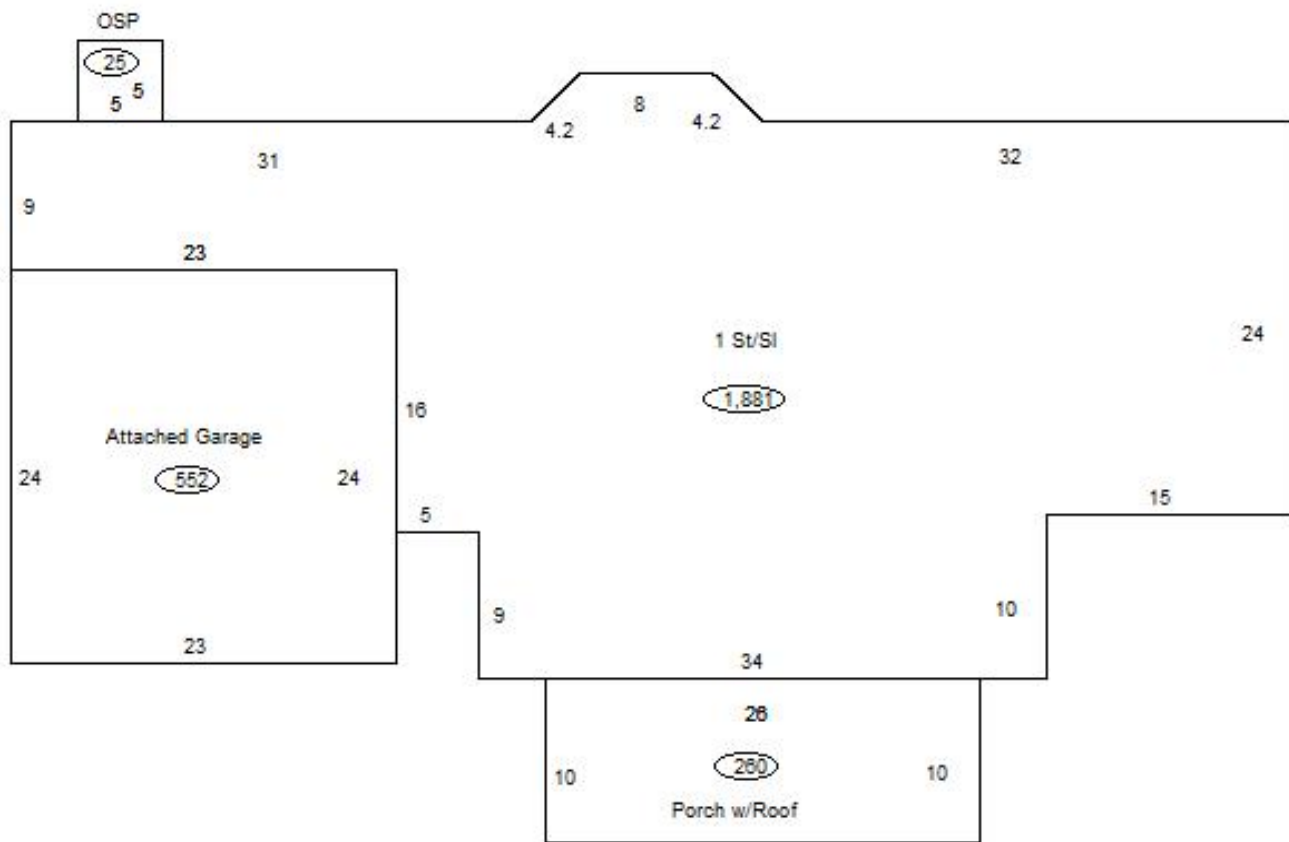
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,881	1.000	1,881
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	260	1.000	260
4	M	PATO		13	Open Slab	25	1.000	25
Total Building Area						1,881		1,881



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,080
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (26.68 x 2,080)	55,494		55,494	11,099	44,395
	LT	LEAN-TO	0x0x0			1,040
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,040)	3,037		3,037	607	2,430