



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024737 Parcel ID 21N15E-29-1-00000-000-0000 Cadastral ID 29-21-15-00200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 262867 OTIS, TERRY & VIRGINIA R 23522 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 23522 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 1.75 - Acres Sec/Twn/Rng 29 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2018-10-15\IMG_0043.JPG 10/16/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.27467935 -95.72605913 TR IN SE NE DESCR: BEG AT PT ON N/L SE NE 614.08' W OF NE/C ; S 88.5' PAR TO E/L SE NE TO PT C/L CO RD; W PAR TO N/L SE NE 521 46'; S 52-46 W 197.4'; S 36-00 W 51.78' TO W/L SE NE; N ON W/L 249 68' TO NE/C THERE OF; E 709.07' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.75	
Non-Ag Acres	2.1441	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	93,398.00 x .52 = 48,493	
Factor Value		
Adjustments	1.0000	
Lot Value	48,493	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	90% 1 1/2 Story Finished 10% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Frame, Siding, Me
Base/Total Area	1,524 / 1,812
Style	90% 1 1/2 Story Finished - 10% 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	
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,914	87.15	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	81.94	Total Misc Impr	+	0	
Roofing Adj	+ 3.53	Garage Cost	+		
Subfloor Adj	+ 0.92	Total RCN	=	182,903	
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	84,135	
Plumbing Adj	+ 3.08	Lump Sums	+	28,193	
Basement Adj	+ 0.00	RCNLD	=	126,961	
Adj Base Cost	= 100.94	Lot Value	+	48,493	
Total Area	x 1,812	Indicated Value	=	175,454	
Adjusted Cost	= 182,903	Value Per SqFt		96.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,961		
Lot Value	48,493		
Indicated Value	175,454	96.83	Per SqFt
Agland Value			
Site Improvements	22,828		
Total Value	198,282	109.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	140076	1781		1,781	15.83		28,193



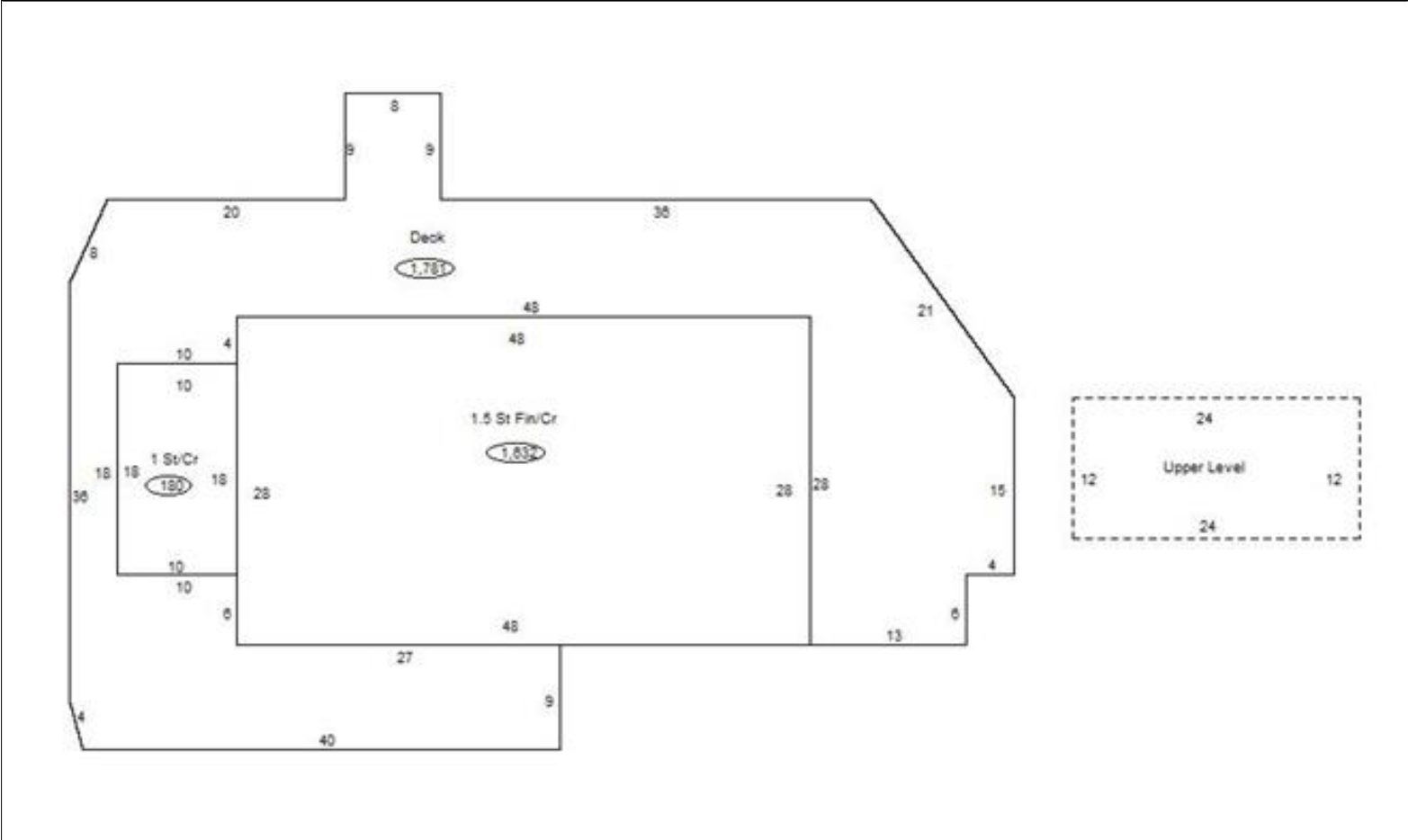
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Sketch Image

660024737



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,344	1.214	1,632
2	U	^UL	Overhang	13	Upper Level	288	1.000	288
3	R	1	Crawl	13	1 St/Cr	180	1.000	180
4	M	WODO		13	WODO	1,781	1.000	1,781
Total Building Area						1,524		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 1994	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (30% Phys/ % Func) 7,500	RCNLD 17,500
	STA	STG AVG	0x0x0			759
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (7.02 x 759) 5,328		Modifier Total	RCN 5,328	Depr (0% Phys/ % Func)	RCNLD 5,328