



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:36:32
Page 1

Assessment Data					Primary Image				
Account	660024742								
Parcel ID	21N15E-29-1-00000-000-0000								
Cadastral ID	29-21-15-00600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	119034								
SCHROEDER, BRUCE R &									
LYNN R									
23454 S KEETONVILLE RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23454 S KEETONVILLE RD								
Subdivision									
Lot/Block	/	Parcel Size	7.3 - Acres						
Sec/Twn/Rng	29 / 21 / 15 / 1								
Neighborhood	6070 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.27589810 -95.72390093									
SE NE NE LESS W 581' E 614.05' S 75' THEREOF & LESS COMM NE/ C OF SEC 29; TH S 661.56' TO POB; TH S 661.56' TO W 33.05'; TH N 75'; TH W 82.95'; TH N 586.58'; TH E 116' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	0	Land Value	114,613	51,840	11%	5,702	Assessed	17,599	1,820.41
Year Frozen	0	Improvements	150,143	108,154		11,897	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	264,756	159,994		17,599	Total Taxable	16,599	1,728.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660024742	SCHROEDER, BRUCE R &	23	250,339	1000	16,086	1,675.00		
2024	2024-660024742	SCHROEDER, BRUCE R &	23	258,721	1000	15,589	1,647.00		
2023	2023-660024742	SCHROEDER, BRUCE R &	23	215,852	1000	15,106	1,541.00		
2022	2022-660024742	SCHROEDER, BRUCE R &	23	224,293	1000	14,637	1,497.00		
2021	2021-660024742	SCHROEDER, BRUCE R &	23	221,578	1000	14,181	1,465.00		
2020	2020-660024742	SCHROEDER, BRUCE R &	23	218,918	1000	13,740	1,426.00		
2019	2019-660024742	SCHROEDER, BRUCE R &	23	208,494	1000	13,310	1,396.00		
2018	2018-660024742	SCHROEDER, BRUCE R &	23	214,365	1000	12,893	1,346.00		
2017	2017-660024742	SCHROEDER, BRUCE R &	23	212,449	1000	12,489	1,321.00		
2016	2016-660024742	SCHROEDER, BRUCE R &	23	208,872	1000	12,096	1,263.00		
2015	2015-660024742	SCHROEDER, BRUCE R &	23	205,378	1000	11,714	1,229.00		
2014	2014-660024742	SCHROEDER, BRUCE R &	23	189,724	1000	11,344	1,202.00		
2013	2013-660024742	SCHROEDER, BRUCE R &	23	182,351	1000	10,985	1,154.00		



Rogers

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Date 04/17/2026
 Time 04:36:32
 Page 2

Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	8.92	
Non-Ag Acres	7.2039	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	313,800.00 x .37 = 114,613	
Factor Value		
Adjustments	1.0000	
Lot Value	114,613	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,056 / 1,648
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

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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	159,797	96.96	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.96	Total Misc Impr	+	10,640			
Roofing Adj	+ 3.64	Garage Cost	+				
Subfloor Adj	+ 0.82	Total RCN	=	199,303			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	67,763			
Plumbing Adj	+ 5.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,540			
Adj Base Cost	= 114.48	Lot Value	+	114,613			
Total Area	x 1,648	Indicated Value	=	246,153			
Adjusted Cost	= 188,663	Value Per SqFt		149.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,540		
Lot Value	114,613		
Indicated Value	246,153	149.36	Per SqFt
Agland Value			
Site Improvements	18,603		
Total Value	264,756	160.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	60656	464		464	22.93		10,640



Rogers

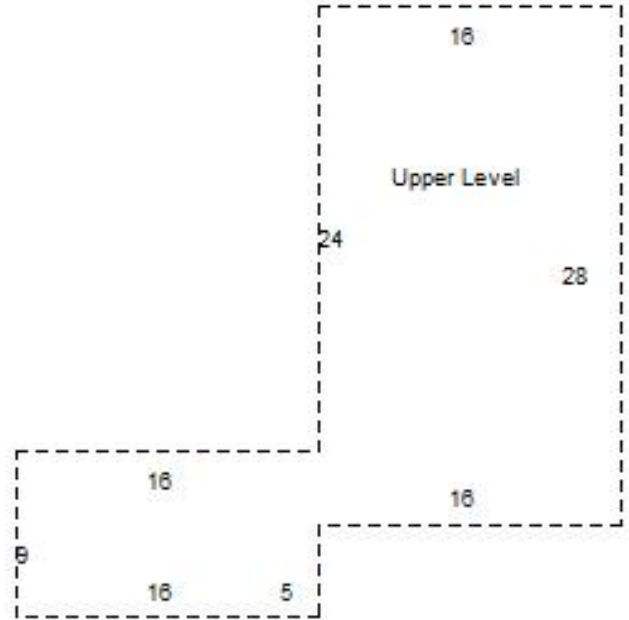
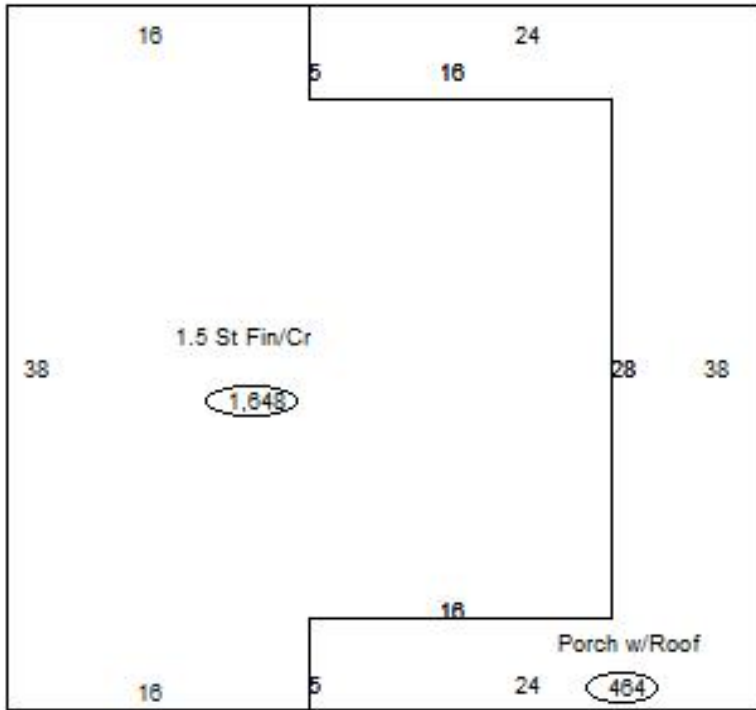
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Date 04/17/2026
 Time 04:36:32
 Page 3

Sketch Image

660024742



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	1,056	1.561	1,648
2	M	PRCH		13	SLBC	464	1.000	464
3	U	^UL	Overhang	13	Upper Level	592	1.000	592
Total Building Area						1,056		1,648



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Date 04/17/2026
Time 04:36:32
Page 4

660024742

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	24x40x0			960
	Qual 3	Cond 3	Year 2008	Eff Age 14		
		Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 960)	26,150	26,150	8,107	18,043
	CP	Carport Dirt	16x20x0			320
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 320)	1,120	1,120	560	560