



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image				
Account	660024750								
Parcel ID	21N15E-29-1-00000-000-0000								
Cadastral ID	29-21-15-01300								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	276443								
RIGGS, DAVID									
23505 S KEETONVILLE RD CLAREMORE OK 74019-0146									
Parcel Location									
Situs	23505 S KEETONVILLE RD								
Subdivision									
Lot/Block	/	Parcel Size	5.6 - Acres						
Sec/Twn/Rng	29 / 21 / 15 / 1								
Neighborhood	6070 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.27354021 -95.72668043									
TR IN W2 SE NE & E2 SW NE, BEG 1037.88' W & 535.61' N SE/C SE NE, N 79-32-43 W 537.58' TO C/ L RD, N 24-00 E 300' N 36-00 E 258.27', N 52-46 E 197.40' E 97.66', S 700' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
P20 000051	R21- NEW POOL	08/2020	01/2021	42,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1280/73	OPPENHEIMER VENTURES	04/03/2001	25,000	Yes					
872/87	SELLER	01/23/1992	10,000	No					
846/652			0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	2002	Land Value	90,312	65,739	11%	7,231	Assessed	45,417	
Year Frozen	0	Improvements	429,763	347,146		38,186	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	520,075	412,885		45,417	Total Taxable	44,417	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660024750	RIGGS, DAVID	23	456,078	1000	43,095	4,468.00		
2024	2024-660024750	RIGGS, DAVID	23	477,191	1000	41,811	4,393.00		
2023	2023-660024750	RIGGS, DAVID	23	430,366	1000	40,564	4,115.00		
2022	2022-660024750	RIGGS, DAVID	23	427,931	1000	39,353	4,002.00		
2021	2021-660024750	RIGGS, DAVID	23	363,005	1000	38,177	3,918.00		
2020	2020-660024750	RIGGS, DAVID	23	336,720	1000	34,785	3,589.00		
2019	2019-660024750	RIGGS, DAVID	23	319,932	1000	33,743	3,519.00		
2018	2018-660024750	RIGGS, DAVID	23	328,608	1000	32,731	3,395.00		
2017	2017-660024750	RIGGS, DAVID	23	325,670	1000	31,748	3,335.00		
2016	2016-660024750	RIGGS, DAVID	23	318,215	1000	30,794	3,193.00		
2015	2015-660024750	RIGGS, DAVID	23	308,506	1000	29,869	3,111.00		
2014	2014-660024750	RIGGS, DAVID	23	310,813	1000	28,970	3,049.00		
2013	2013-660024750	RIGGS, DAVID	23	294,580	1000	28,097	2,931.00		



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.3442	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	232,795.00 x .39 = 90,312	
Factor Value		
Adjustments	1.0000	
Lot Value	90,312	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,546 / 3,498
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,546
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	441,946	126.34	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	383,472		
Lot Value	90,312		
Indicated Value	473,784	135.44	Per SqFt
Agland Value			
Site Improvements	46,291		
Total Value	520,075	148.68	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.10	Total Misc Impr	+	35,528			
Roofing Adj	+ 4.22	Garage Cost	+				
Subfloor Adj	+ -3.34	Total RCN	=	465,852			
Heat/Cool Adj	+ 16.31	Depreciation (19%)	-	88,512			
Plumbing Adj	+ 5.73	Lump Sums	+	6,132			
Basement Adj	+ 0.00	RCNLD	=	383,472			
Adj Base Cost	= 123.02	Lot Value	+	90,312			
Total Area	x 3,498	Indicated Value	=	473,784			
Adjusted Cost	= 430,324	Value Per SqFt		135.44			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	60663	41x8		328	31.85		10,447
WODO	WOOD DECK - OPEN	60664	20x16		320	21.29	10%	6,132
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	60667	25x12		300	35.31		10,593
FPR1	Fireplace - Residential 1 Story			2	2	7,243.87		14,488

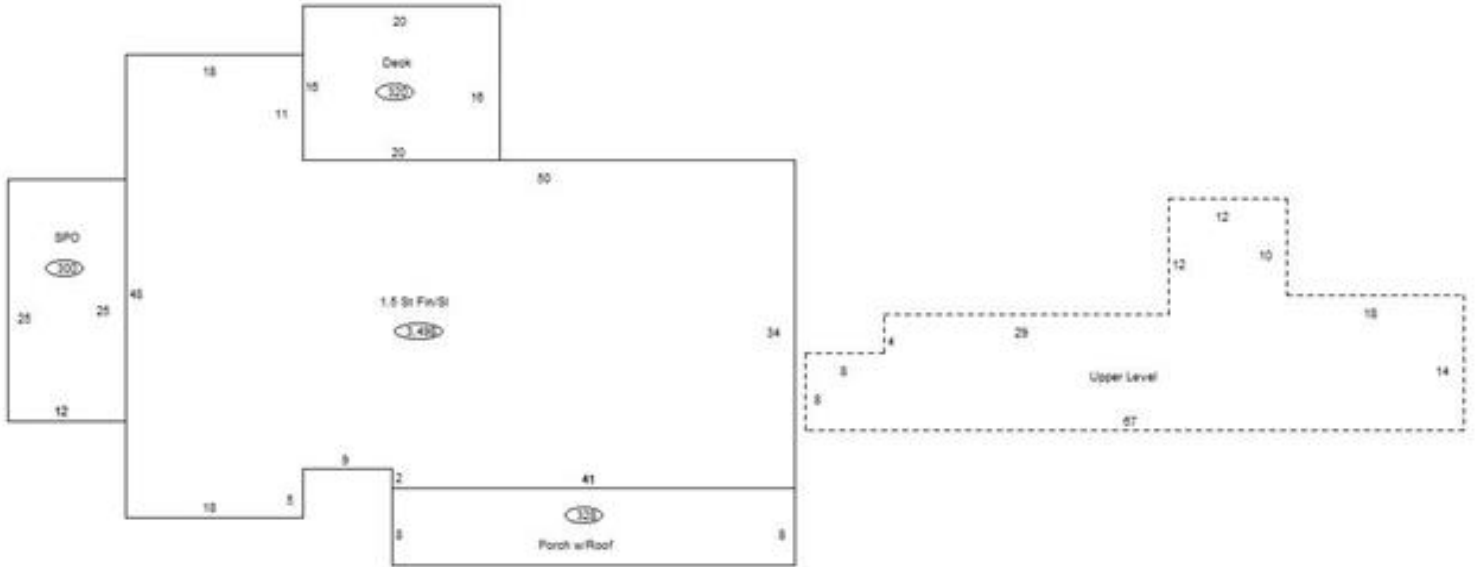


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	328	1.000	328
2	M	WODO		13	WODO	320	1.000	320
3	R	5	Slab	13	1.5 St Fin/Sl	2,546	1.374	3,498
4	U	^UL	Overhang	13	Upper Level	952	1.000	952
5	M	EPKS		13	Screen Porch	300	1.000	300
Total Building Area						2,546		3,498



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 2	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1) 30,000			30,000	8,100	21,900
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720) 22,522			22,522	5,631	16,891
	DTGF	DETACHED GARAGE FAIR	0x0x0			625
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 625) 10,000			10,000	2,500	7,500