



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:37:41
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Assessment Data					Primary Image														
Account	660027108																		
Parcel ID	21N15E-31-4-00000-000-0000																		
Cadastral ID	31-21-15-01640																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area	4																
Tax Area	23 - CATOOSA RURAL/LIME FIRE																		
Name ID	286087																		
CRAT PROPERTY CO																			
9901 W 480																			
PRYOR OK 74361-0000																			
Parcel Location																			
Situs	24610 S KEETONVILLE RD																		
Subdivision																			
Lot/Block	/	Parcel Size	2.09 - Acres																
Sec/Twn/Rng	31 / 21 / 15 / 4																		
Neighborhood	6090 - UNPLATTED																		
School District	S002 - CATOOSA SCHOOLS																		
Legal Description					Building Permits														
Lat/Long: 36.25647097 -95.74163367					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
TR IN NE NE SE, BEG 41.11' W NE/C TO CENTER LINE CO RD & POB, S 43-10 W 411', N 47-30 W 445.06', TO PT WHICH IS 6.78' E NW/C., E 609.34' TO POB																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1865/122	WALDEN, HOWARD LEE	04/11/1996	20,000	10										
					820/614			0	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax											
Remove Cap	0	Land Value	52,091	40,174	11%	4,419	Assessed	6,031	623.83										
Year Frozen	0	Improvements	18,602	14,659		1,612	Penalty	0											
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00										
TIF Project ID	0	Total Value	70,693	54,833	6,031	Total Taxable	6,031	624.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660027108	CRAT PROPERTY CO	23	66,792	0	5,745	594.00												
2024	2024-660027108	CRAT PROPERTY CO	23	67,872	0	5,471	573.00												
2023	2023-660027108	CRAT PROPERTY CO	23	47,368	0	5,210	526.00												
2022	2022-660027108	CRAT PROPERTY CO	23	54,472	0	5,992	608.00												
2021	2021-660027108	CRAT PROPERTY CO	23	53,786	0	5,787	592.00												
2020	2020-660027108	CRAT PROPERTY CO	23	53,438	0	5,511	567.00												
2019	2019-660027108	CRAT PROPERTY CO	23	47,716	0	5,249	545.00												
2018	2018-660027108	CRAT PROPERTY CO	23	48,520	0	5,337	551.00												
2017	2017-660027108	CRAT PROPERTY CO	23	48,349	0	5,318	556.00												
2016	2016-660027108	CRAT PROPERTY CO	23	47,779	0	5,256	542.00												
2015	2015-660027108	CRAT PROPERTY CO	23	47,490	0	5,224	542.00												
2014	2014-660027108	CRAT PROPERTY CO	23	80,903	0	6,315	661.00												
2013	2013-660027108	CRAT PROPERTY CO	23	78,107	0	6,014	624.00												



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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.09	
Non-Ag Acres	1.9896	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	86,668.00 x .60 = 52,091	
Factor Value		
Adjustments	1.0000	
Lot Value	52,091	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	924 / 924
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	924
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	69,750 75.49 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.49	Total Misc Impr	+ 1,947				
Roofing Adj	+ 4.16	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 103,347				
Heat/Cool Adj	+ 9.89	Depreciation (82%)	- 84,745				
Plumbing Adj	+ 5.20	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 18,602				
Adj Base Cost	= 109.74	Lot Value	+ 52,091				
Total Area	x 924	Indicated Value	= 70,693				
Adjusted Cost	= 101,400	Value Per SqFt	76.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,602		
Lot Value	52,091		
Indicated Value	70,693	76.51 Per SqFt	
Agland Value			
Site Improvements			
Total Value	70,693	76.51 Total Value Per SqFt	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65285	16x6		96	20.28		1,947



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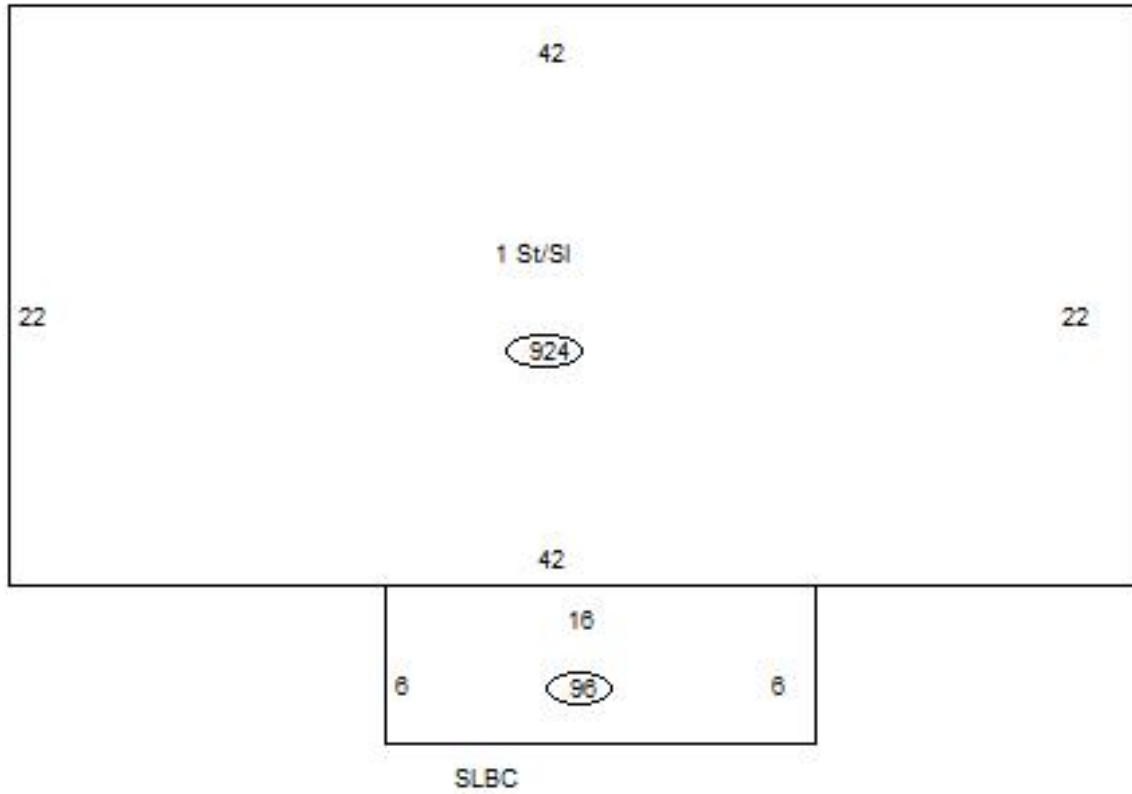
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	924	1.000	924
2	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						924		924



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 2	Year	Eff Age	2026
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						