




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:45:19
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Assessment Data					Primary Image																																																																																																																				
Account 660027110 Parcel ID 21N15E-31-4-00000-000-0000 Cadastral ID 31-21-15-01660 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 329758 VERDIGRIS VALLEY SOD FARM PO BOX 97 CLAREMORE OK 74018-0000 Parcel Location Situs 24945 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 9.47 - Acres Sec/Twn/Rng 31 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2018-10-29\IMG_0107.JPG 10/31/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.25113114 -95.74127419																																																																																																																									
TR DESC 2019-018198 AS COMM NE/C SE SE; S00.5748E 327.14' TO POB; S88.4437W 658.71'; S00.5644E 311.74'; N87.4404E 300.74'; S02 2942E 311.57'; S89.3110W 61.58'; S01.4735E 244.33'; N88.4528E 407 83'; N02.1507W 15.7					Building Permits <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>STORM</td> <td>17-POSS REMODEL</td> <td>04/2016</td> <td>06/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	STORM	17-POSS REMODEL	04/2016	06/2016																																																																																																							
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Units-Buildable		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	2,161
Site Improvements	74,024
Total Value	76,185 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	20x78x0			1,560
	Qual	320	Cond 3	Year	2022	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (4.26 x 1,560)		6,646		6,646	6,646
	BARN	BARN	0x0x0			13,200
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)
	Base Cost (7.13 x 13,200)		94,116		94,116	28,235
	LF	LOAFING SHED	0x0x0			370
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
	Base Cost (4.26 x 370)		1,576		1,576	79



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	IMP PST	58			1.000	162	162	162	162
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78		0	1.000	218	218	218	218
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			3.000	218	218	655	655
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	4.470	252	252	1,126	1,126
IMP PST Totals						9.470			2,161	2,161
Total Agland						9.470			2,161	2,161