



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:00:02
Page 1

Assessment Data					Primary Image									
Account	660064371				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0623\IMG_0001. 6/23/2022</p>									
Parcel ID	21N15E-21-4-00000-000-0000													
Cadastral ID	21-21-15-00710													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	263990													
DEWITT, PHYLLIS A														
22414 S KEETONVILLE RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22414 S KEETONVILLE RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	21 / 21 / 15 / 4													
Neighborhood	6070 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.28485034 -95.71117903														
Building Permits														
N2 NW SE														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1037/855	CAFFEY, OPAL L &	09/05/1996	65,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax						
Remove Cap	0	Land Value	1,710	949	11%	104	Assessed	12,004	1,241.67					
Year Frozen	2016	Improvements	194,872	108,189		11,900	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	196,582	109,138		12,004	Total Taxable	11,004	1,149.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660064371	DEWITT, PHYLLIS A	23	184,771	1000	11,006	1,149.00							
2024	2024-660064371	DEWITT, THOMAS H & PHYLLIS A	23	175,360	1000	11,006	1,167.00							
2023	2023-660064371	DEWITT, THOMAS H & PHYLLIS A	23	161,049	1000	11,005	1,126.00							
2022	2022-660064371	DEWITT, THOMAS H & PHYLLIS A	23	161,196	1000	11,005	1,129.00							
2021	2021-660064371	DEWITT, THOMAS H & PHYLLIS A	23	150,046	1000	11,005	1,139.00							
2020	2020-660064371	DEWITT, THOMAS H & PHYLLIS A	23	147,240	1000	11,005	1,145.00							
2019	2019-660064371	DEWITT, THOMAS H & PHYLLIS A	23	140,128	1000	11,006	1,157.00							
2018	2018-660064371	DEWITT, THOMAS H & PHYLLIS A	23	148,013	1000	11,005	1,151.00							
2017	2017-660064371	DEWITT, THOMAS H & PHYLLIS A	23	145,940	1000	11,005	1,165.00							
2016	2016-660064371	DEWITT, THOMAS H & PHYLLIS A	23	142,265	1000	11,005	1,150.00							
2015	2015-660064371	DEWITT, THOMAS H & PHYLLIS A	23	137,563	1000	10,656	1,118.00							
2014	2014-660064371	DEWITT, THOMAS H & PHYLLIS A	23	135,594	1000	10,028	1,064.00							
2013	2013-660064371	DEWITT, THOMAS H & PHYLLIS A	23	127,702	1000	9,706	1,022.00							



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:00:02
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,334
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	841 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19



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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	108.29	Total Misc Impr	+	2,514			
Roofing Adj	+ 5.10	Garage Cost	+	21,580			
Subfloor Adj	+ -1.15	Total RCN	=	198,354			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	47,605			
Plumbing Adj	+ 6.92	Lump Sums	+	6,356			
Basement Adj	+ 0.00	RCNLD	=	157,105			
Adj Base Cost	= 130.63	Lot Value	+				
Total Area	x 1,334	Indicated Value	=	157,105			
Adjusted Cost	= 174,260	Value Per SqFt		117.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,105		
Lot Value			
Indicated Value	157,105	117.77	Per SqFt
Agland Value	1,710		
Site Improvements	37,767		
Total Value	196,582	147.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81372	15x7		105	23.94		2,514
WODO	WOOD DECK - OPEN	81373	440		440	16.05	10%	6,356



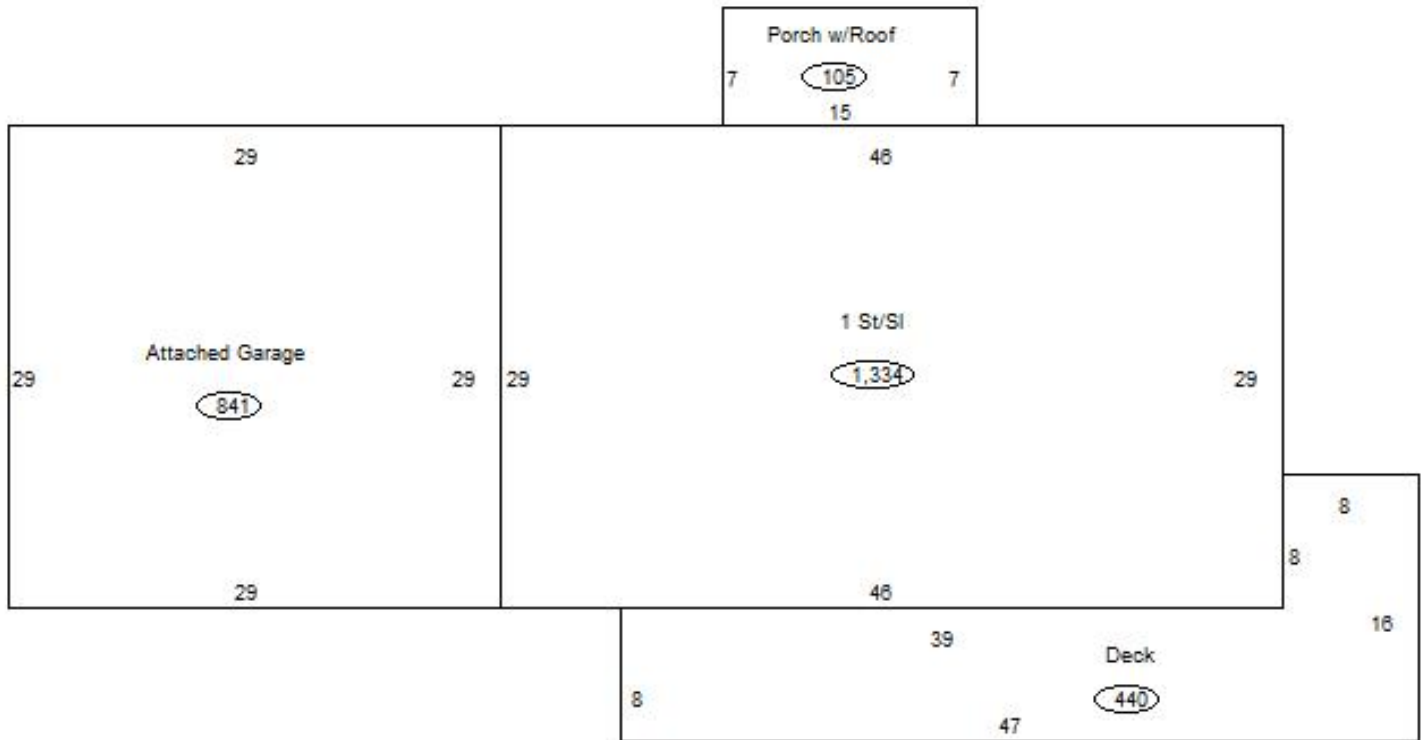
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:00:02
 Page 3

Sketch Image

660064371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,334	1.000	1,334
2	G	1		13	Attached Garage	841	1.000	841
3	M	PRCH		13	SLBC	105	1.000	105
4	M	WODO		13	WODO	440	1.000	440
Total Building Area						1,334		1,334



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:00:02
 Page 4

660064371

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	24x30x0			720
	Qual	3	Cond 3	Year 2014	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 720)		3,067		3,067	460
	UTIL	SHOP BUILDING	0x0x0			1,160
	Qual	3	Cond 3	Year 1997	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.69 x 1,160)		36,760		36,760	5,514
	LT	LEAN-TO	8x12x0			96
	Qual	3	Cond 3	Year 1997	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 96)		280		280	42
	BARN	BARN	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.21 x 1,200)		12,252		12,252	8,576



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:00:02
Page 5

Agland Inventory

660064371

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		10.000	92	92	918	918
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		3.000	36	36	108	108
RS	ROUGH STONY LAND	TMBR	20	0		2.000	36	36	72	72
TMBR Totals						15.000			1,098	1,098
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		5.000	122	122	612	612
NTV PST Totals						5.000			612	612
Total Agland						20.000			1,710	1,710