



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:03:44  
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Assessment Data					Primary Image														
<b>Account</b> 660068249 <b>Parcel ID</b> 21N15E-29-1-00000-000-0000 <b>Cadastral ID</b> 29-21-15-00510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 267067 OLMSTEAD, STEVEN GARY &  MELISSA ANN 23277 S KEETONVILLE RD #C CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23277 S KEETONVILLE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .94 - Acres <b>Sec/Twn/Rng</b> 29 / 21 / 15 / 1 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0624\IMG_0017. 6/24/2022</p>														
<b>Legal Description</b> Lat/Long: 36.27340015 -95.72290877																			
TR DESC AS COMM SE/C SE NE; N 891.52' TO POB; W 204.60'; S 200'; E 204.60'; N 200' TO POB.					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1083/442	OLMSTEAD, ROBERT GARY	09/30/1997	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	103.438	<b>Current Tax</b>										
Remove Cap	1999		Land Value 23,429	12,891	11%	1,418	Assessed	17,614	1,821.96										
Year Frozen	0		Improvements 234,872	147,238		16,196	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 258,301	160,129		17,614	Total Taxable	16,614	1,730.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660068249	OLMSTEAD, STEVEN GARY &			23	230,721	1000	16,102	1,676.00										
2024	2024-660068249	OLMSTEAD, STEVEN GARY &			23	243,394	1000	15,604	1,649.00										
2023	2023-660068249	OLMSTEAD, STEVEN GARY &			23	200,913	1000	15,120	1,543.00										
2022	2022-660068249	OLMSTEAD, STEVEN GARY &			23	203,478	1000	14,650	1,498.00										
2021	2021-660068249	OLMSTEAD, STEVEN GARY &			23	189,241	1000	14,194	1,466.00										
2020	2020-660068249	OLMSTEAD, STEVEN GARY &			23	187,903	1000	13,752	1,428.00										
2019	2019-660068249	OLMSTEAD, STEVEN GARY &			23	174,580	1000	13,322	1,398.00										
2018	2018-660068249	OLMSTEAD, STEVEN GARY &			23	179,839	1000	12,906	1,348.00										
2017	2017-660068249	OLMSTEAD, STEVEN GARY &			23	178,246	1000	12,501	1,322.00										
2016	2016-660068249	OLMSTEAD, STEVEN GARY &			23	173,205	1000	12,107	1,264.00										
2015	2015-660068249	OLMSTEAD, STEVEN GARY &			23	170,680	1000	11,725	1,230.00										
2014	2014-660068249	OLMSTEAD, STEVEN GARY &			23	174,527	1000	11,354	1,203.00										
2013	2013-660068249	OLMSTEAD, STEVEN GARY &			23	163,582	1000	10,995	1,155.00										



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.94	
Non-Ag Acres	0.8028	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	34,969.00 x .67 = 23,429	
Factor Value		
Adjustments	1.0000	
Lot Value	23,429	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,298 / 2,298
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21



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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	260,319	113.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.70	Total Misc Impr	+	16,270			
Roofing Adj	+ 4.56	Garage Cost	+	16,086			
Subfloor Adj	+ 0.00	Total RCN	=	307,312			
Heat/Cool Adj	+ 12.64	Depreciation ( 25%)	-	76,828			
Plumbing Adj	+ 6.75	Lump Sums	+	4,388			
Basement Adj	+ 0.00	RCNLD	=	234,872			
Adj Base Cost	= 119.65	Lot Value	+	23,429			
Total Area	x 2,298	Indicated Value	=	258,301			
Adjusted Cost	= 274,956	Value Per SqFt		112.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,872		
Lot Value	23,429		
Indicated Value	258,301	112.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	258,301	112.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	82555	20x4		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	82556	329		329	25.90		8,521
WODO	WOOD DECK - OPEN	82557	54x12		648	16.93	60%	4,388



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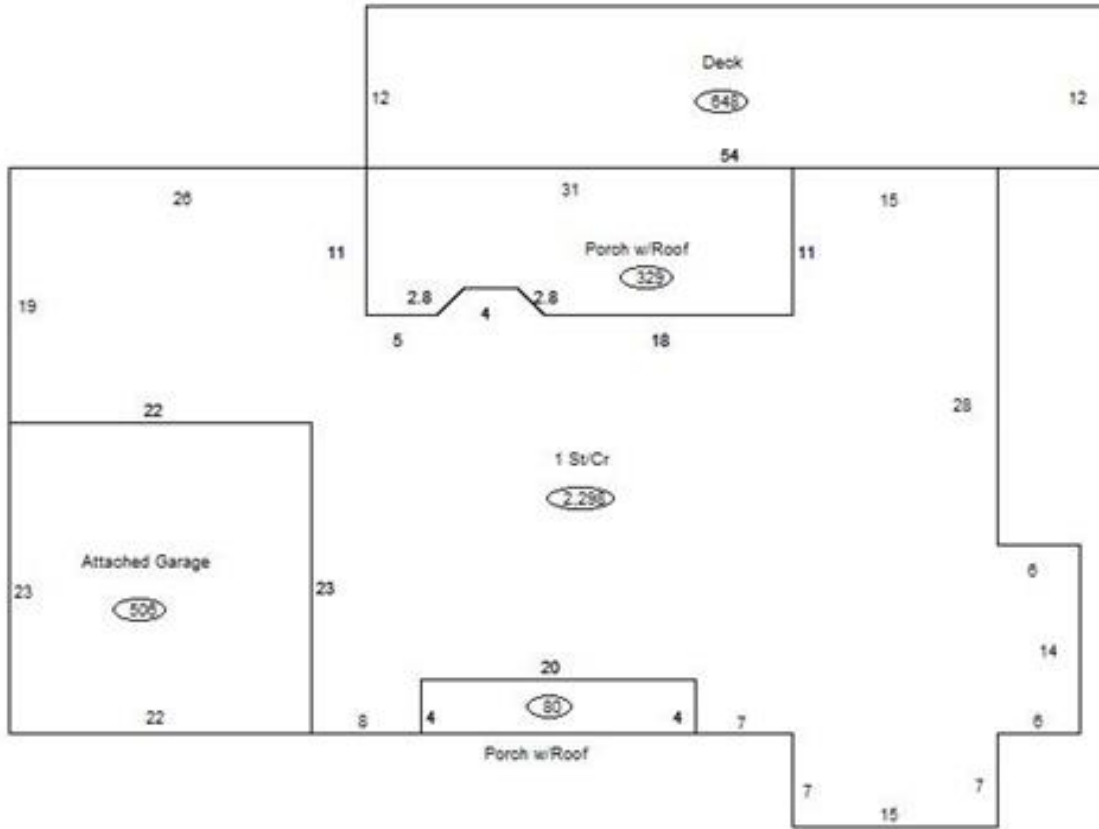
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### Sketch Image

660068249



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,298	1.000	2,298
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	329	1.000	329
5	M	WODO		13	WODO	648	1.000	648
<b>Total Building Area</b>						<b>2,298</b>		<b>2,298</b>