



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660076010				<p style="text-align: right; color: orange;">06/23/2022 12:29</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0623\IMG_0027. 6/24/2022</p>				
Parcel ID	21N15E-29-2-00000-000-0000								
Cadastral ID	29-21-15-01030								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	303753								
TODD, JANET									
2004 LIVING TRUST									
23606 KEETONVILLE RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23506 S KEETONVILLE RD								
Subdivision									
Lot/Block	/	Parcel Size	31.93 - Acres						
Sec/Twn/Rng	29 / 21 / 15 / 2								
Neighborhood	6070 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.27375941 -95.73021822									
TR DESC ON BOOK 1981-765 AS COMM NW/C SEC; S00.1231E 1325 09'; S89.5822E 314.37' TO POB; S89.5822E 3652.60'; S00.0215W 234 65'; S47.3249W 0.00' TO LEFT CURVE CENT ANG 24.0636 RADIUS 600' DIST 252.48' TO POINT OF TANGENT TH S23.2613W 375.26' TO RIGHT CURVE CENT ANG 17.5115 RADIUS 1500' DIST 467.42';									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 242	NEW RMA 4940 SQ FT	08/2025		200,000					
R20	R21- BUILDINF SOMETHING NEW	05/2020	09/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2131/699	TODD, DALE S &	09/14/2010	0	4					
1981/765	GEORGE, WILLIAM N & DELEVA	09/15/2008	2,000,000	11					
1386/374	GEORGE, WILLIE MINISTRIES-INC	06/14/2002	1,150,000	11					
1276/66	GEORGE, WILLIAM N & DELEVA	02/28/2001	785,000	No					
1231/100	OPPENHEIMER, REED	05/26/2000	700,000	2					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	2009	Land Value	4,895	4,895	11%	538	Assessed	96,158 9,946.39	
Year Frozen	0	Improvements	1,034,261	869,272		95,620	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	1,039,156	874,167		96,158	Total Taxable	95,158 9,854.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660076010	TODD, JANET	23	848,706	1000	92,357	9,564.00		
2024	2024-660076010	TODD, JANET	23	868,573	1000	94,542	9,916.00		
2023	2023-660076010	TODD, JANET	23	1,115,160	1000	117,623	11,905.00		
2022	2022-660076010	TODD, JANET	23	1,100,857	1000	114,168	11,583.00		
2021	2021-660076010	TODD, JANET	23	1,152,329	1000	110,813	11,346.00		
2020	2020-660076010	TODD, JANET	23	1,132,435	1000	107,557	11,067.00		
2019	2019-660076010	TODD, JANET	23	1,297,979	1000	139,240	14,476.00		
2018	2018-660076010	TODD, JANET	23	1,272,602	1000	133,979	13,853.00		
2017	2017-660076010	TODD, JANET	23	1,251,317	1000	130,048	13,614.00		
2016	2016-660076010	TODD, JANET	23	1,226,740	1000	126,231	13,044.00		
2015	2015-660076010	TODD, JANET	23	1,201,043	1000	122,525	12,715.00		
2014	2014-660076010	TODD, JANET	23	745,733	1000	72,681	7,627.00		
2013	2013-660076010	TODD, JANET	23	698,978	1000	70,535	7,336.00		



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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		\\tsclient\C\Users\Randy Necessary\Pictures\101_0623\IMG_0027. 6/24/2022
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,484 / 4,941
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	22 /
Bed/F/H Bath	6 / 5.0 /
Basement Area	
Garage Type	989 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

Cost Approach		Manual : 01/2025	
Base Cost	102.25	Total Misc Impr	+ 134,201
Roofing Adj	+ 3.61	Garage Cost	+ 64,582
Subfloor Adj	+ 0.00	Total RCN	= 869,227
Heat/Cool Adj	+ 20.10	Depreciation ( 29%)	- 252,076
Plumbing Adj	+ 9.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 617,151
Adj Base Cost	= 135.69	Lot Value	+ 617,151
Total Area	x 4,941	Indicated Value	= 617,151
Adjusted Cost	= 670,444	Value Per SqFt	124.90

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	617,151		
Lot Value		617,151	124.90 Per SqFt
Indicated Value	617,151		
Agland Value	4,895		
Site Improvements	284,492		
Total Value	906,538	183.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPC2	FIREPLACE - COMMERCIAL 2 STORY	0		1	1	8,233.53		8,234
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
FPR2	FIREPLACE - RESIDENTIAL 2 STORY	0		1	1	10,097.14		10,097
PRCH	SLAB PORCH - COVERED	90717		2011	2,011	39.49		79,414
EPSW	Enclosed Porch - Solid Wall	154066		235	235	117.14		27,528



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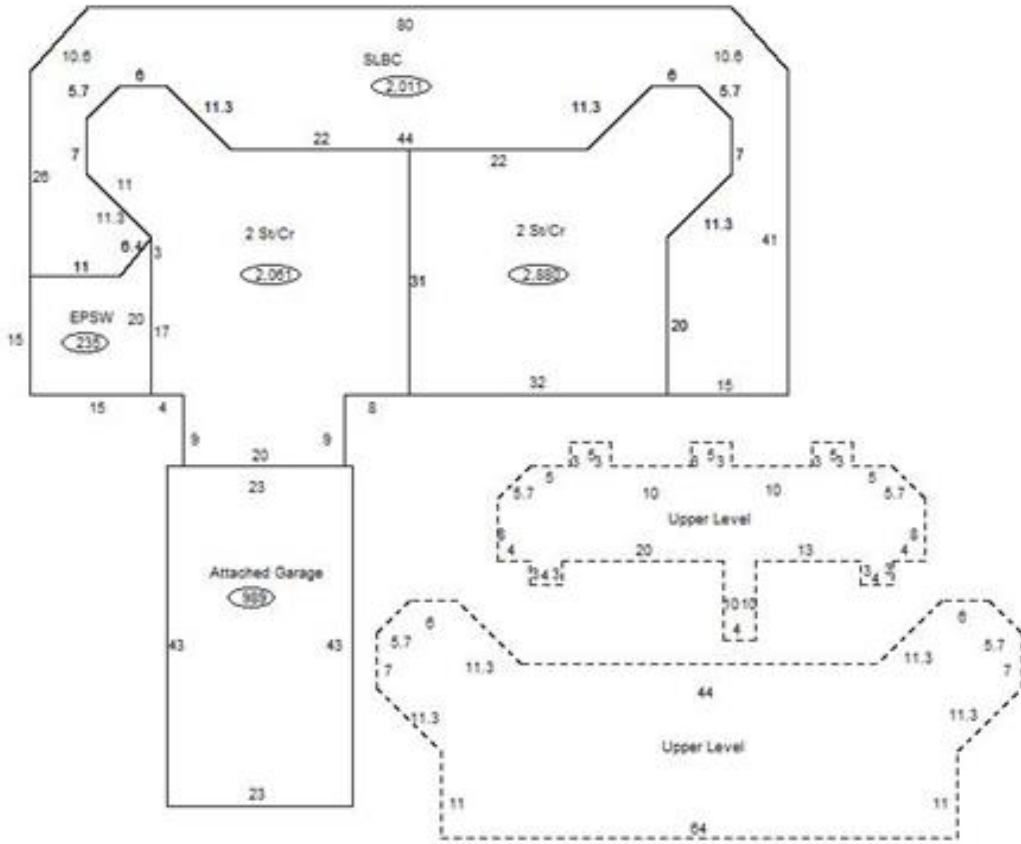
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	20	2 St/Cr	1,152	2.500	2,880
2	R	2	Crawl	20	2 St/Cr	1,332	1.547	2,061
3	U	^UL	Overhang	20	Upper Level	1,728	1.000	1,728
4	U	^UL	Overhang	20	Upper Level	729	1.000	729
5	G	1	Attached Garage	20	Attached Garage	989	1.000	989
6	M	PRCH	SLBC	20	SLBC	2,011	1.000	2,011
7	M	EPSW	EPSW	20	EPSW	235	1.000	235
<b>Total Building Area</b>						<b>2,484</b>		<b>4,941</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	52x50x0			2,600	
	Qual	3	Cond 3	Year	2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.35 x 2,600)	65,910		65,910	7,250	58,660
	UTIL	SHOP BUILDING	50x100x0			5,000	
	Qual	4	Cond 3	Year	2014	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.01 x 5,000)	155,050		155,050		155,050
	BARN	BARN	52x98x0			5,096	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.83 x 5,096)	39,902		39,902	15,961	23,941
	RPH	RES. POOL HOUSE	0x0x0			424	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.00 x 424)	10,600		10,600	1,060	9,540
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	6,000	24,000
	FLV	DFPM SIGN - 18SF	0x0x0			4,050	
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,050)	4,050		4,050	2,390	1,660
	FLV	DFPM SIGN - 18SF	0x0x0			4,050	
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,050)	4,050		4,050	2,390	1,660



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (8,350.00 x 1)		8,350		8,350	8,350
	LF	LOAFING SHED	12x24x0			288
	Qual	2	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (4.26 x 288)		1,227		1,227	1,227
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond	3	Year	Eff Age 1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>
	Base Cost (4.68 x 96)		449		449	404



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,008 / 1,776
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 29

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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	86.33	Total Misc Impr	+ 8,692				
Roofing Adj	+ 2.94	Garage Cost	+ 8,692				
Subfloor Adj	+ -1.38	Total RCN	= 202,756				
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	- 72,992				
Plumbing Adj	+ 8.74	Lump Sums	+ 2,854				
Basement Adj	+ 0.00	RCNLD	= 132,618				
Adj Base Cost	= 109.27	Lot Value	+ 132,618				
Total Area	x 1,776	Indicated Value	= 132,618				
Adjusted Cost	= 194,064	Value Per SqFt	74.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,618		
Lot Value			
Indicated Value	132,618	74.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,618	74.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	97499	42x8		336	25.87		8,692
WODO	WOOD DECK - OPEN	97500	336		336	16.99	50%	2,854



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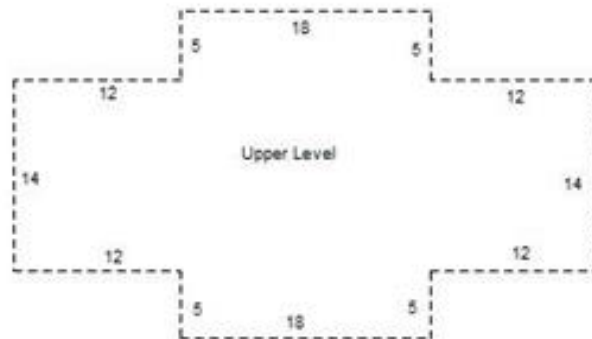
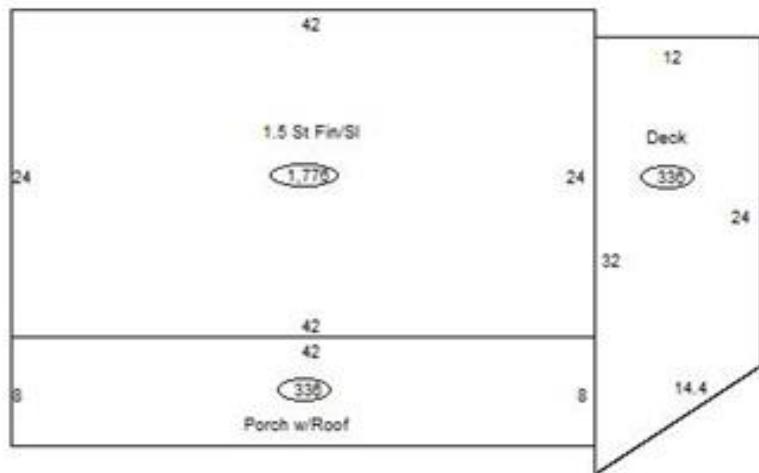
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,008	1.762	1,776
2	M	PRCH		13	SLBC	336	1.000	336
3	M	WODO		13	WODO	336	1.000	336
4	U	^UL	Overhang	13	Upper Level	768	1.000	768
<b>Total Building Area</b>						<b>1,008</b>		<b>1,776</b>



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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	NTV PST	58		139	11.000	139	139	1,529	1,529
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67		0	20.930	161	161	3,366	3,366
<b>NTV PST Totals</b>						31.930			4,895	4,895
<b>Total Agland</b>						31.930			4,895	4,895