



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 09:25:14  
Page 1

Assessment Data				Primary Image															
<b>Account</b> 660079448 <b>Parcel ID</b> 21N15E-34-2-00000-000-0000 <b>Cadastral ID</b> 34-21-15-00450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 294271 KEELER, GEOFFREY R  7180 E 520 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 07180 E 520 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.8 - Acres <b>Sec/Twn/Rng</b> 34 / 21 / 15 / 2 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0058. 7/12/2022</p>															
<b>Legal Description</b> Lat/Long: 36.26295721 -95.70114185										<b>Building Permits</b>									
TR BEG 1320.18' E OF NW/C OF NW/4; TH S00-1731W 659.69'; TH N89 5728W 659.83'; TH N00-1553E 659.98'; TH S89-5559E 660.15' TO POB LESS TR DESC AS BEG 880.03' EAST OF NW/C OF NW/4; TH S89 5559E 220'; TH S00-1551W 237.60'; TH N89-5559W 220'; TH N00-1551E 237.60'				<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>										
					1837/571	BUFORD, STEPHEN R	12/27/2006	210,000	YES										
					1824/116	KENNEDY, DANA C	11/08/2006	0	3										
<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>	104.132	<b>Current Tax</b>										
<b>Remove Cap</b>	2007		<b>Land Value</b>	120,790	120,790	11%	13,287	<b>Assessed</b>	111,142										
<b>Year Frozen</b>	0		<b>Improvements</b>	1,133,891	889,595		97,855	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	1,254,681	1,010,385		111,142	<b>Total Taxable</b>	111,142										
<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	2025-660079448	KEELER, GEOFFREY R			4	962,272	0	105,851	11,022.00										
2024	2024-660079448	KEELER, GEOFFREY R			4	1,005,016	0	108,149	10,366.00										
2023	2023-660079448	KEELER, GEOFFREY R			4	936,353	0	102,999	9,723.00										
2022	2022-660079448	KEELER, GEOFFREY R			4	929,082	0	102,199	9,823.00										
2021	2021-660079448	KEELER, GEOFFREY R			4	904,140	0	99,455	9,309.00										
2020	2020-660079448	KEELER, GEOFFREY R			4	891,928	0	96,779	9,076.00										
2019	2019-660079448	KEELER, GEOFFREY R			4	837,910	0	92,170	8,780.00										
2018	2018-660079448	KEELER, GEOFFREY R			4	841,896	0	92,609	8,826.00										
2017	2017-660079448	KEELER, GEOFFREY R			4	833,019	0	91,632	8,755.00										
2016	2016-660079448	KEELER, GEOFFREY R			4	810,017	0	88,734	8,503.00										
2015	2015-660079448	KEELER, GEOFFREY R			4	786,785	0	84,509	8,162.00										
2014	2014-660079448	KEELER, GEOFFREY R			4	739,932	0	76,641	7,004.00										
2013	2013-660079448	KEELER, GEOFFREY R			4	692,945	0	72,992	6,911.00										



# Rogers

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Date 04/17/2026  
Time 09:25:15  
Page 2

Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 8.8 <b>Non-Ag Acres</b> 8.2918 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 361,190.00 x .33 = 120,790 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 120,790		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0711\IMG_0058. 7/12/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	7 - Semi Luxury
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	2,617 / 5,095
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,259
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	5 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	928 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2008 / 14



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	1,111,982	218.25	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	157.25	<b>Total Misc Impr</b>	+ 41,083				
<b>Roofing Adj</b>	+ 4.39	<b>Garage Cost</b>	+ 122,941				
<b>Subfloor Adj</b>	+ -4.55	<b>Total RCN</b>	= 1,129,832				
<b>Heat/Cool Adj</b>	+ 24.14	<b>Depreciation ( 8%)</b>	- 90,387				
<b>Plumbing Adj</b>	+ 8.33	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 1,039,445				
<b>Adj Base Cost</b>	= 189.56	<b>Lot Value</b>	+ 120,790				
<b>Total Area</b>	x 5,095	<b>Indicated Value</b>	= 1,160,235				
<b>Adjusted Cost</b>	= 965,808	<b>Value Per SqFt</b>	227.72				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	1,039,445		
<b>Lot Value</b>	120,790		
<b>Indicated Value</b>	1,160,235	227.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	94,446		
<b>Total Value</b>	1,254,681	246.26	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2012	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49	9,658
PRCH	SLAB PORCH - COVERED	95551	64x11		704	43.30	30,483
PRCH	SLAB PORCH - COVERED	95552	5x4		20	47.09	942



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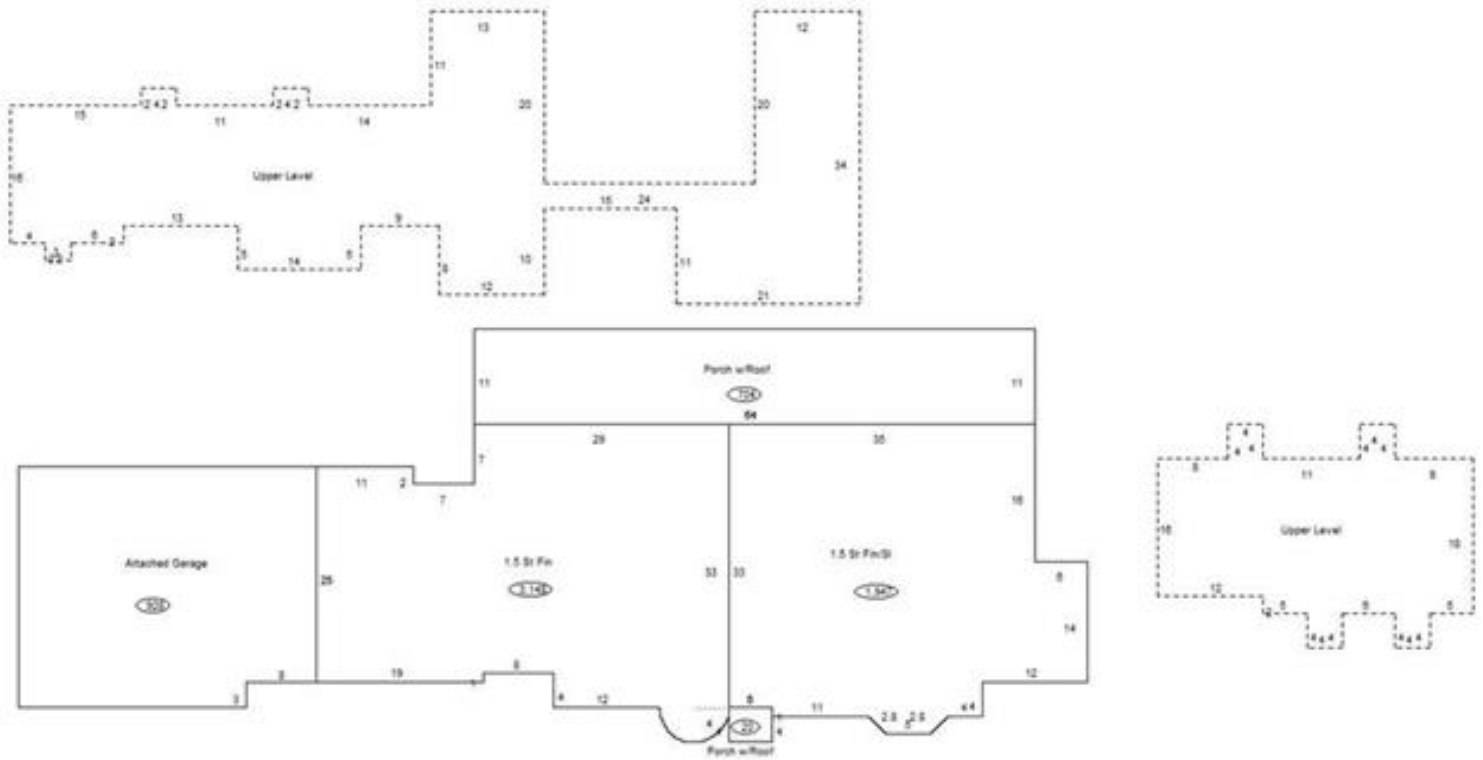
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Date 04/17/2026  
 Time 09:25:15  
 Page 3

Sketch Image

660079448



### 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	1,259	1.546	1,947
2	U	^UL	Overhang	13	Upper Level	688	1.000	688
3	R	5		13	1.5 St Fin	1,358	2.318	3,148
4	U	^UL	Overhang	13	Upper Level	1,790	1.000	1,790
5	G	1		13	Attached Garage	928	1.000	928
6	M	PRCH		13	SLBC	704	1.000	704
7	M	PRCH		13	SLBC	20	1.000	20
<b>Total Building Area</b>						<b>2,617</b>		<b>5,095</b>



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Date 04/17/2026  
 Time 09:25:15  
 Page 4

660079448

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	SLAB PORCH - COVERED	30x8x0			240
	Qual	3	Cond 3	Year	2014	Eff Age 9
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (26.18 x 240)		6,283		6,283	6,283
	GRDT	GARAGE - DETACHED	0x0x0			1,170
	Qual	4	Cond	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (37.96 x 1,170)		44,413		44,413	44,413
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (30,000.00 x 1)		30,000		30,000	30,000
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond 3	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (13,750.00 x 1)		13,750		13,750	13,750