



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:03:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660080380 Parcel ID 21N15E-21-4-00000-000-0000 Cadastral ID 21-21-15-00720 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 321632 VOHJESUS, TONY JR TRUSTEE 22500 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 22500 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 31.77 - Acres Sec/Twn/Rng 21 / 21 / 15 / 4 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\KW\Pictures\current\2014-07-11\029.JPG 7/11/2014</p>																																																																																																																				
Legal Description Lat/Long: 36.28235974 -95.71156805 TR IN W2 SE COMM SE/C OF N2 SW SE; TH N00-18-15 E 285.35'; TH N 89- 59-12 332' TO POB; TH N 89-59-12 W 185.85'; TH S00-08-15W 252 35'; N59-89-12W 806.45'; TH N 00-06-07 EE 1285.13'; TH N 89-59-00E 1325.10; TH S 00-08-15E 496.98; ; TH N 89-59-12W 332'; TH S 00-08-																																																																																																																									
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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		
Adjustments		
Lot Value		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,128 / 3,248
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,014 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18

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	88.85	Total Misc Impr	+ 40,412				
Roofing Adj	+ 3.66	Garage Cost	+ 46,056				
Subfloor Adj	+ -2.87	Total RCN	= 455,831				
Heat/Cool Adj	+ 16.31	Depreciation (20%)	- 91,166				
Plumbing Adj	+ 7.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 364,665				
Adj Base Cost	= 113.72	Lot Value	+ 364,665				
Total Area	x 3,248	Indicated Value	= 364,665				
Adjusted Cost	= 369,363	Value Per SqFt	112.27				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	364,665		
Lot Value			
Indicated Value	364,665	112.27	Per SqFt
Agland Value	3,420		
Site Improvements	140,840		
Total Value	508,925	156.69	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	97322		1116	1,116	29.72		33,168



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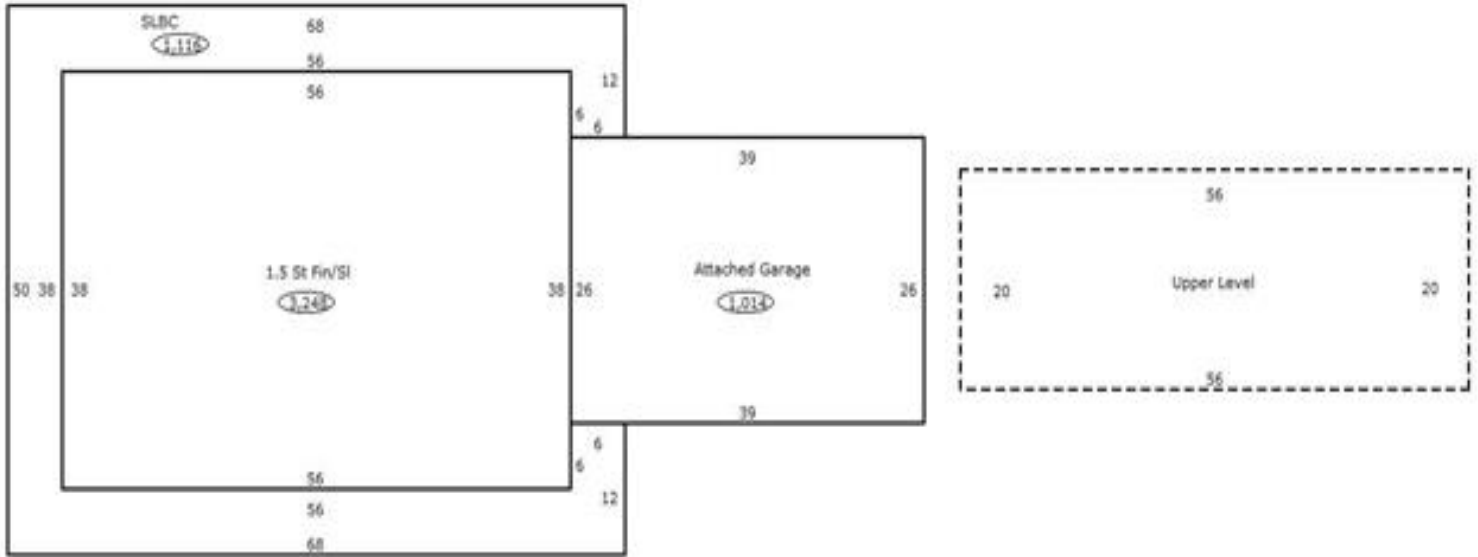
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Sketch Image

660080380



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/SI	2,128	1.526	3,248
2	G	1		13	Attached Garage	1,014	1.000	1,014
3	U	^UL	Overhang	13	Upper Level	1,120	1.000	1,120
4	M	PRCH		13	SLBC	1,116	1.000	1,116
Total Building Area						2,128		3,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	6	Cond 6	Year	Eff Age	1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	3,630	32,670
	BARN	BARN	0x0x0			1,110	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (10.33 x 1,110)		11,466		11,466	6,306	5,160
	LT	LEAN-TO	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 600)		1,752		1,752	88	1,664
	UTIL	SHOP BUILDING	0x0x0			3,000	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (25.56 x 3,000)		76,680		76,680	3,834	72,846



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			9.690	92	92	890	890
RS	ROUGH STONY LAND	TMBR	20			2.000	36	36	72	72
TMBR Totals						11.690			962	962
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			20.080	122	122	2,458	2,458
NTV PST Totals						20.080			2,458	2,458
Total Agland						31.770			3,420	3,420