



# 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	660098080													
Parcel ID	21N15E-16-4-00000-000-0001													
Cadastral ID	16-21-15-01310													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	331657													
GUILFOYLE, RUSSELL L														
21800 S KEETONVILLE RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	21800 S KEETONVILLE RD													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	16 / 21 / 15 / 4													
Neighborhood	6070 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.29363198 -95.70932357														
N/2 OF 2 AC SQUARE TR AT SE/C SE SW SE.														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	GUILFOYLE, RUSSELL L &	08/21/2020		0 WB										
2459/352	GUILFOYLE, RUSSELL L &	03/09/2015		4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax						
Remove Cap	0	Land Value	24,889	15,077	11%	1,658	Assessed	16,127 1,668.14						
Year Frozen	2020	Improvements	217,125	131,532		14,469	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	242,014	146,609		16,127	Total Taxable	15,127 1,576.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660098080	GUILFOYLE, RUSSELL L	23	220,824	1000	15,127	1,576.00							
2024	2024-660098080	GUILFOYLE, RUSSELL L	23	234,786	1000	15,127	1,598.00							
2023	2023-660098080	GUILFOYLE, RUSSELL L	23	174,329	1000	15,127	1,543.00							
2022	2022-660098080	GUILFOYLE, RUSSELL L	23	177,999	1000	15,127	1,547.00							
2021	2021-660098080	GUILFOYLE, RUSSELL L	23	155,969	1000	15,127	1,561.00							
2020	2020-660098080	GUILFOYLE, RUSSELL L	23	154,810	1000	15,127	1,568.00							
2019	2019-660098080	GUILFOYLE, RUSSELL L &	23	142,339	1000	14,657	1,537.00							
2018	2018-660098080	GUILFOYLE, RUSSELL L &	23	142,711	1000	14,698	1,532.00							
2017	2017-660098080	GUILFOYLE, RUSSELL L &	23	141,531	1000	14,546	1,536.00							
2016	2016-660098080	GUILFOYLE, RUSSELL L &	23	20,000	0	1,087	113.00							
2015	2015-660098080	GUILFOYLE, RUSSELL L &	23	9,413	0	1,035	108.00							



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Lot Data		Square-Foot - UNPLATTED (ACRES)	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.8528		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	37,148.00 x .67 = 24,889		
Factor Value			
Adjustments	1.0000		
Lot Value	24,889		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,612 / 1,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,612
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	223,361 138.56 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	217,125
Lot Value	24,889
Indicated Value	242,014 150.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	242,014 150.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.71	Total Misc Impr	+ 3,374
Roofing Adj	+ 4.46	Garage Cost	+ 15,232
Subfloor Adj	+ -1.15	Total RCN	= 212,401
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	- 19,116
Plumbing Adj	+ 8.73	Lump Sums	+ 23,840
Basement Adj	+ 0.00	RCNLD	= 217,125
Adj Base Cost	= 120.22	Lot Value	+ 24,889
Total Area	x 1,612	Indicated Value	= 242,014
Adjusted Cost	= 193,795	Value Per SqFt	150.13

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	130218	16x8		128	26.36		3,374
WODC	WOOD DECK - COVERED	130219	560		560	28.04		15,702
WODC	WOOD DECK - COVERED	130220	256		256	31.79		8,138



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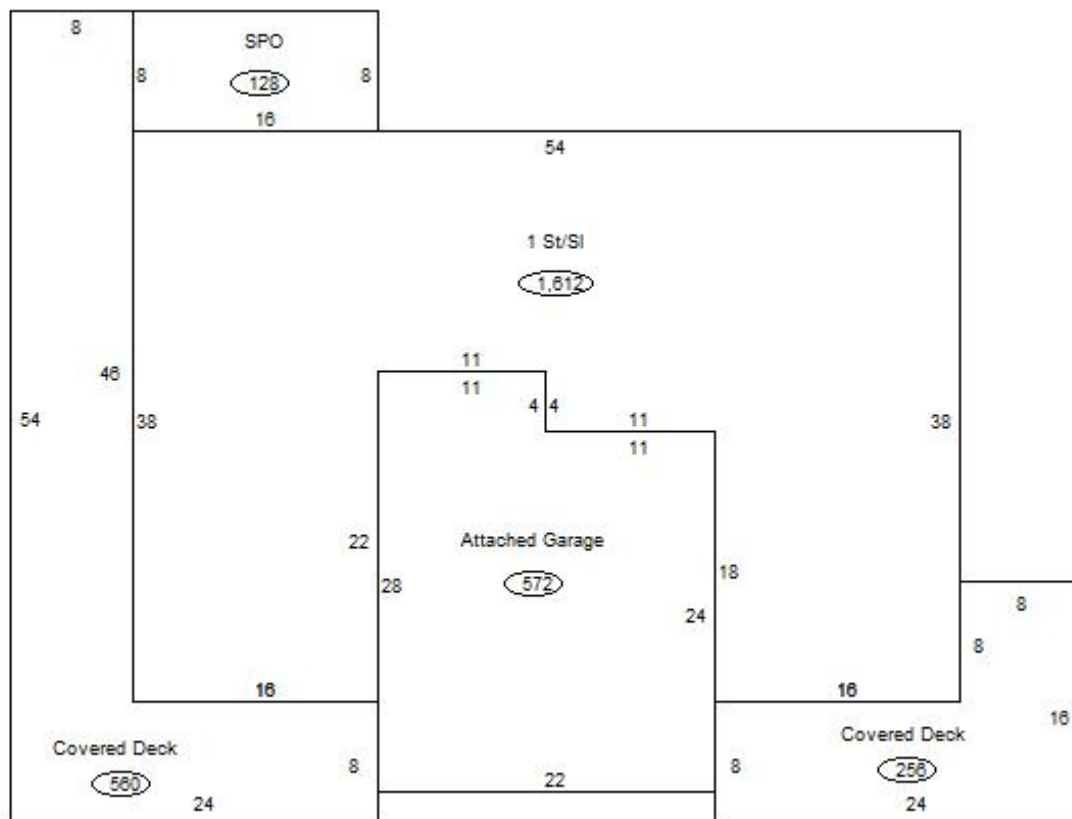
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### Sketch Image

660098080



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,612	1.000	1,612
2	M	EPKS		13	Screen Porch	128	1.000	128
3	M	WODC		13	WODC	560	1.000	560
4	M	WODC		13	WODC	256	1.000	256
5	G	1		13	Attached Garage	572	1.000	572
<b>Total Building Area</b>						1,612		1,612



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						