



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:38:32
Page 1

Assessment Data					Primary Image																																																																												
Account 660101223 Parcel ID 21N15E-16-1-00000-000-0001 Cadastral ID 16-21-15-02410 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 278412 THRUN, WALTER J 21313 S KEETONVILLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 21313 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 16 / 21 / 15 / 1 Neighborhood 6070 - UNPLATTED School District S002 - CATOOSA SCHOOLS																																																																																	
Legal Description Lat/Long: 36.30094190 -95.70774313 S2 SW 10 AC LOT 1 LESS S 165' THEREOF.																																																																																	
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 Time 09:38:32
 Page 2

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		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0615\IMG_0030. 6/15/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,347 / 2,347
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,347
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

Cost Approach		Manual : 01/2025	
Base Cost	103.42	Total Misc Impr	+ 12,086
Roofing Adj	+ 4.55	Garage Cost	+ 16,627
Subfloor Adj	+ -2.19	Total RCN	= 318,145
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 149,528
Plumbing Adj	+ 4.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,617
Adj Base Cost	= 123.32	Lot Value	+ 168,617
Total Area	x 2,347	Indicated Value	= 168,617
Adjusted Cost	= 289,432	Value Per SqFt	71.84

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	168,617
Lot Value	
Indicated Value	168,617 71.84 Per SqFt
Agland Value	318
Site Improvements	
Total Value	168,935 71.98 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	35848		7x7	49	26.78		1,312
PRCH	SLAB PORCH - COVERED	35849		14x14	196	26.32		5,159



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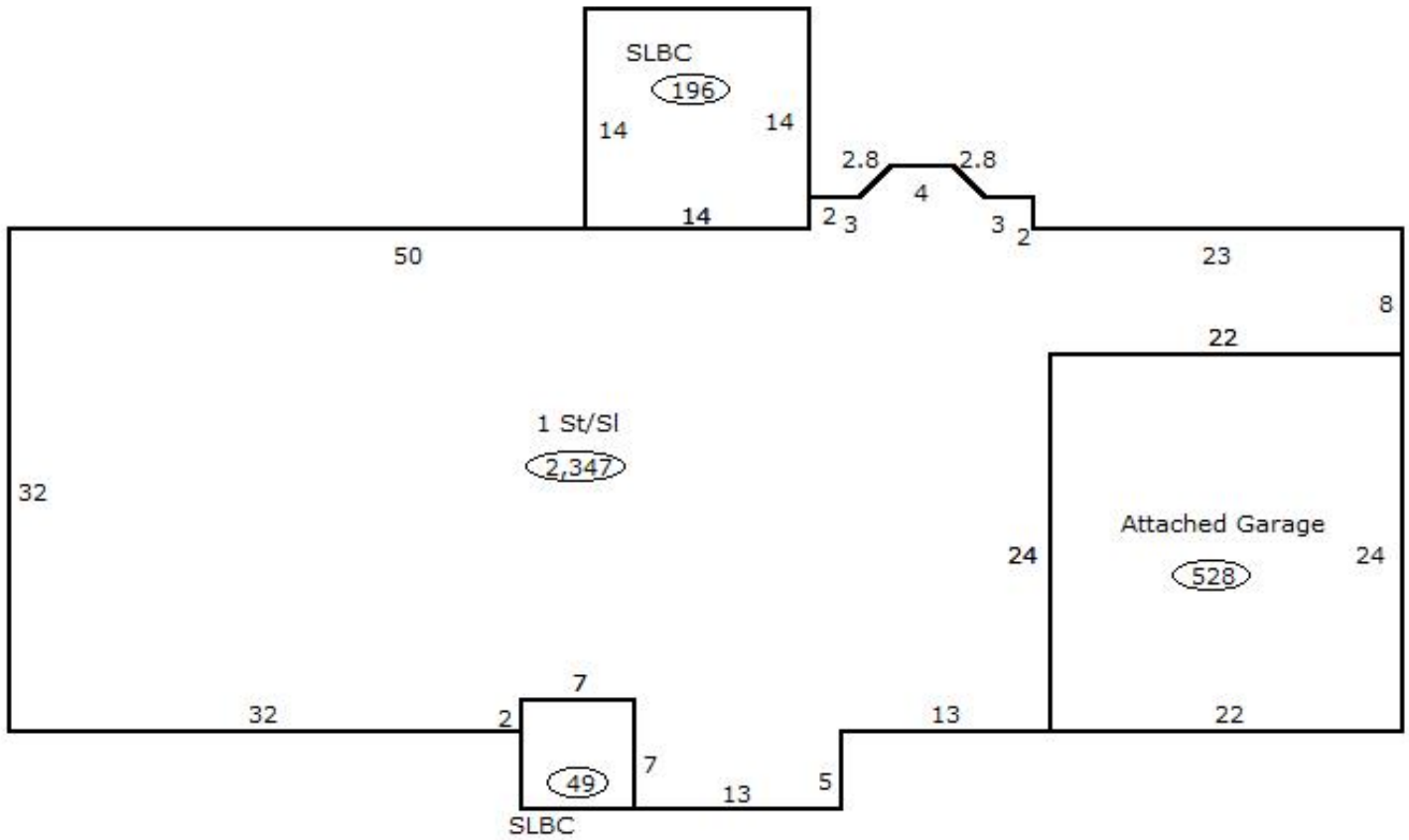
Date 04/18/2026

Time 09:38:32

Page 3

Sketch Image

660101223



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,347	1.000	2,347
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	196	1.000	196
Total Building Area						2,347		2,347



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Page 4

660101223

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	25,000	



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Page 5

Agland Inventory

660101223

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	NTV PST	58			1.000	139	139	139	139
SO	SOGN SOILS	NTV PST	15			.500	36	36	18	18
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			1.000	161	161	161	161
NTV PST Totals						2.500			318	318
Total Agland						2.500			318	318