



# 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 660103539 Parcel ID 21N15E-15-2-00000-001-0000 Cadastral ID 15-21-15-01810 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 329639 THRUN, WALTER J SR  21313 S KEETONVILLE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> Situs 21301 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 6.1 - Acres Sec/Twn/Rng 15 / 21 / 15 / 2 Neighborhood 6070 - UNPLATTED School District S001 - CLAREMORE SCHOOLS				<p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\10042021\IMG_0011.JPG 10/5/2021</p>																									
Legal Description				Building Permits																									
Lat/Long: 36.30217311 -95.70362157 TR IN 15-21-15 DESC 2019-017211 AS BEG SE/C OF NE 10 AC GOVT LOT IN ADJACENT SECTION 16-21-15; N ALONG W LINE OF GOVT LOT 3 IN SECTION 15-21-15 275'; E 675' TO RIGHT BANK OF RIVER; S39.2220W ALONG BANK 1037.52'; N01.1249W 512.95' TO POB.				<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				Sale History																									
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Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
/	THRUN, WALTER JAMES SR	12/04/2019	0	4																									
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																				
Remove Cap	0	Land Value	647	647	11%	71	Assessed	27,436	2,535.91																				
Year Frozen		Improvements	257,362	248,773		27,365	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	258,009	249,420		27,436	Total Taxable	27,436	2,536.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660103539	THRUN, WALTER J SR			18	242,156	0	26,637	2,462.00																				
2024	2024-660103539	THRUN, WALTER J SR			18	254,606	0	28,006	2,588.00																				
2023	2023-660103539	THRUN, WALTER J SR			18	249,493	0	27,444	2,514.00																				
2022	2022-660103539	THRUN, WALTER J SR			18	250,080	0	26,758	2,477.00																				
2021	2021-660103539	THRUN, WALTER J SR			18	8,413	0	906	80.00																				
2020	2020-660103539	THRUN, WALTER J SR			18	8,413	0	880	81.00																				



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Lot Data	
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	



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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	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,320
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,320 Built-In Garage
Remodel	
Year/Eff Age	2021 / 4

### 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	228,591
Lot Value	
Indicated Value	228,591 127.00 Per SqFt
Agland Value	647
Site Improvements	28,771
Total Value	258,009 143.34 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.95	Total Misc Impr	+ 10,992
Roofing Adj	+ 4.07	Garage Cost	+ 28,908
Subfloor Adj	+ -0.51	Total RCN	= 238,116
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	- 9,525
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 228,591
Adj Base Cost	= 110.12	Lot Value	+ 228,591
Total Area	x 1,800	Indicated Value	= 228,591
Adjusted Cost	= 198,216	Value Per SqFt	127.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153159	60x8		480	22.90		10,992



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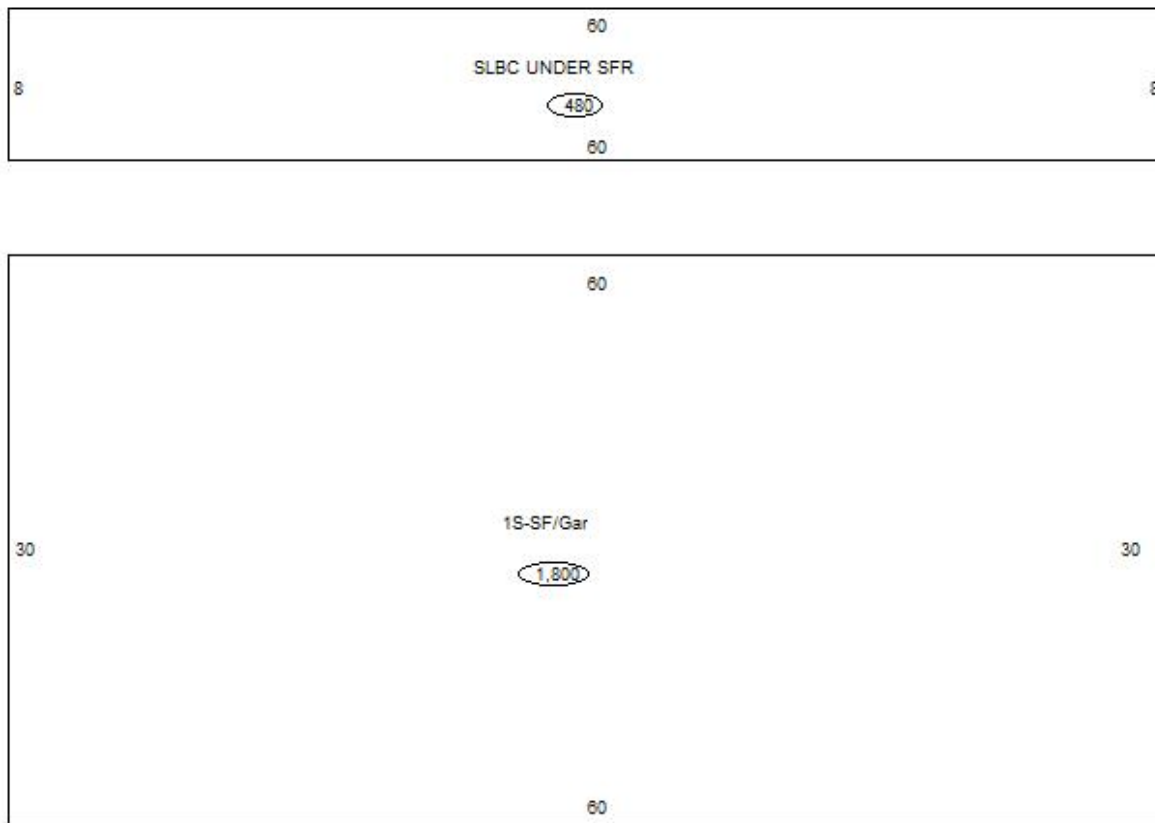
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Garage	10	1S-SF/Gar	1,800	1.000	1,800
2	M	PRCH		10	SLBC UNDER SFR	480	1.000	480
<b>Total Building Area</b>						<b>1,800</b>		<b>1,800</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x0			960
	Qual 2	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 (29.97 x 960)		28,771		28,771		28,771



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.100	85	85	93	93
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.000	85	85	338	338
<b>TMBR Totals</b>						5.100			431	431
VE	VERDIGRIS CLAY LOAM	NTV PST	90			1.000	216	216	216	216
<b>NTV PST Totals</b>						1.000			216	216
<b>Total Agland</b>						6.100			647	647