




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																					
<b>Account</b> 660105430 <b>Parcel ID</b> 21N15E-16-1-00000-004-0000 <b>Cadastral ID</b> 16-21-15-00810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 329374 DAIGLE, CARRIE & SCOTT HAMILTON  21104 S KEETONVILLE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 21090 S KEETONVILLE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 16 / 21 / 15 / 1 <b>Neighborhood</b> 6070 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS																																																									
<b>Legal Description</b> Lat/Long: 36.30449616 -95.71009579 S 396' SE NW NE LESS S 175' E 250'										<b>Building Permits</b> <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>R21 142</td> <td>R23- SPLIT NEW SFR 3793 SQ FT</td> <td>08/2021</td> <td>03/2024</td> <td>550,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 142	R23- SPLIT NEW SFR 3793 SQ FT	08/2021	03/2024	550,000																																
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	4.8168	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	209,819.00 x .40 = 83,419	
Factor Value		
Adjustments	1.0000	
Lot Value	83,419	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Metal 20% Veneer, Stone
Base/Total Area	2,796 / 4,240
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,796
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,248 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	586,555		
Lot Value	83,419		
Indicated Value	669,974	158.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	669,974	158.01	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	91.35	Total Misc Impr	+	35,252
Roofing Adj	+ 4.39	Garage Cost	+	75,716
Subfloor Adj	+ -2.72	Total RCN	=	598,526
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	-	11,971
Plumbing Adj	+ 4.59	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	586,555
Adj Base Cost	= 114.99	Lot Value	+	83,419
Total Area	x 4,240	Indicated Value	=	669,974
Adjusted Cost	= 487,558	Value Per SqFt		158.01

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	159845	416		416	11.40		4,742
PRCH	Slab Porch - Covered	159846	43x12		516	34.50		17,802
FPR1	Fireplace - Residential 1 Story		1	2024	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit		1	2024	1	4,987.18		4,987
SHLT	STORM SHELTER (AG)		1	2021	1	0.00		



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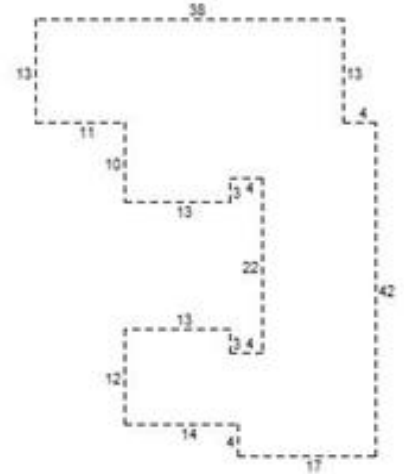
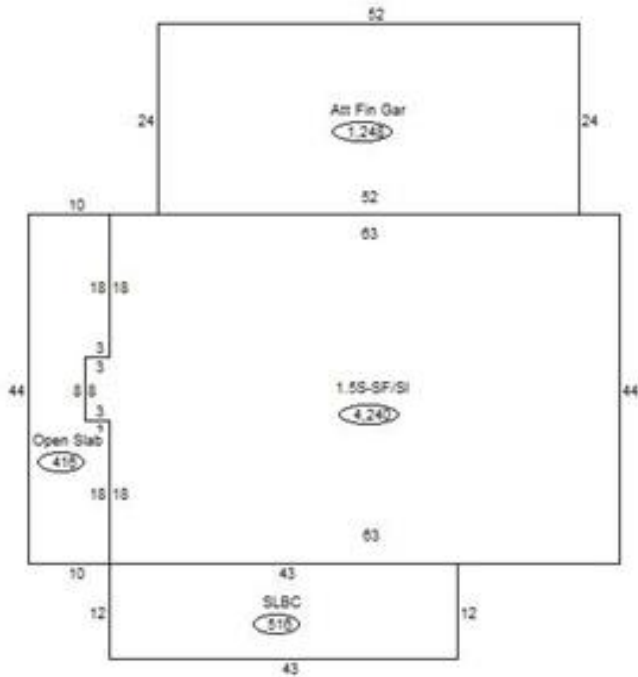
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Sketch Image

660105430



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,796	1.516	4,240
2	U	^UL		20	Upper Level (1)	1,444	1.000	1,444
3	G	5		20	Att Fin Gar	1,248	1.000	1,248
4	M	PATO		20	Open Slab	416	1.000	416
5	M	PRCH		20	SLBC	516	1.000	516
<b>Total Building Area</b>						<b>2,796</b>		<b>4,240</b>