



# 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	660027117								
Parcel ID	21N15E-31-1-00000-000-0000								
Cadastral ID	31-21-15-02100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	119704								
MCCASKILL, MARK D									
24454 S KEETONVILLE RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	24454 S KEETONVILLE RD								
Subdivision									
Lot/Block	/	Parcel Size	4 - Acres						
Sec/Twn/Rng	31 / 21 / 15 / 1								
Neighborhood	6090 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.25851043 -95.74110808									
TR IN N2 SE NE, BEG SE/C, W ALG S/L 353.79' TO PT ROCK LEDGE, N 02-24 W 195.42', N 45-0W 31.11', N 84-05-33 E 385.83' TO PT ON E/L, S ALG E/L 257.42' TO POB & TR DESC AS BEG AT NE/C SE SE NE; S ALG E SEC/L 270'; TH W APPROX 297'; TO HIGH BLUFF; TH N NWLY ALG MEANDERING HIGH BLUFF APPR 276' TO N/L SE SE NE;									
Building Permits									
Number	Description	Opened	Closed	Amount					
C2011-06-3	R12-15X50 ADDITION	06/2011	01/2012	25,418					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
864/289		10/02/1991	3,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	0	Land Value	80,246	45,725	11%	5,030	Assessed	15,412 1,594.19	
Year Frozen	2020	Improvements	165,631	94,378		10,382	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	245,877	140,103		15,412	Total Taxable	14,412 1,502.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660027117	MCCASKILL, MARK D	23	213,676	1000	14,411	1,501.00		
2024	2024-660027117	MCCASKILL, MARK D	23	221,025	1000	14,411	1,524.00		
2023	2023-660027117	MCCASKILL, MARK D	23	140,103	1000	14,411	1,471.00		
2022	2022-660027117	MCCASKILL, MARK D	23	138,988	1000	14,288	1,462.00		
2021	2021-660027117	MCCASKILL, MARK D	23	157,251	1000	15,219	1,571.00		
2020	2020-660027117	MCCASKILL, MARK D	23	155,629	1000	15,218	1,578.00		
2019	2019-660027117	MCCASKILL, MARK D	23	143,147	1000	14,746	1,546.00		
2018	2018-660027117	MCCASKILL, MARK D	23	149,489	1000	15,444	1,610.00		
2017	2017-660027117	MCCASKILL, MARK D	23	148,503	1000	15,335	1,618.00		
2016	2016-660027117	MCCASKILL, MARK D	23	145,515	1000	15,007	1,564.00		
2015	2015-660027117	MCCASKILL, MARK D	23	143,608	1000	14,797	1,549.00		
2014	2014-660027117	MCCASKILL, MARK D	23	145,655	1000	15,022	1,588.00		
2013	2013-660027117	MCCASKILL, MARK D	23	195,261	1000	16,345	1,711.00		



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable	4		
Non-Ag Acres	4.5687		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	199,014.00 x .40 = 80,246		
Factor Value			
Adjustments	1.0000		
Lot Value	80,246		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	813 / 1,701
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	813
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	260 Built-In Garage
Remodel	
Year/Eff Age	1982 / 33

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	211,909 124.58 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	109,958
Lot Value	80,246
Indicated Value	190,204 111.82 Per SqFt
Agland Value	
Site Improvements	55,673
Total Value	245,877 144.55 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	82.09	Total Misc Impr	+ 5,096
Roofing Adj	+ 2.89	Garage Cost	+ 7,384
Subfloor Adj	+ -0.63	Total RCN	= 189,554
Heat/Cool Adj	+ 11.47	Depreciation ( 43%)	- 81,508
Plumbing Adj	+ 8.28	Lump Sums	+ 1,912
Basement Adj	+ 0.00	RCNLD	= 109,958
Adj Base Cost	= 104.10	Lot Value	+ 80,246
Total Area	x 1,701	Indicated Value	= 190,204
Adjusted Cost	= 177,074	Value Per SqFt	111.82

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
BALW	BALCONY - WOOD	65294	24x3		72	26.56		1,912



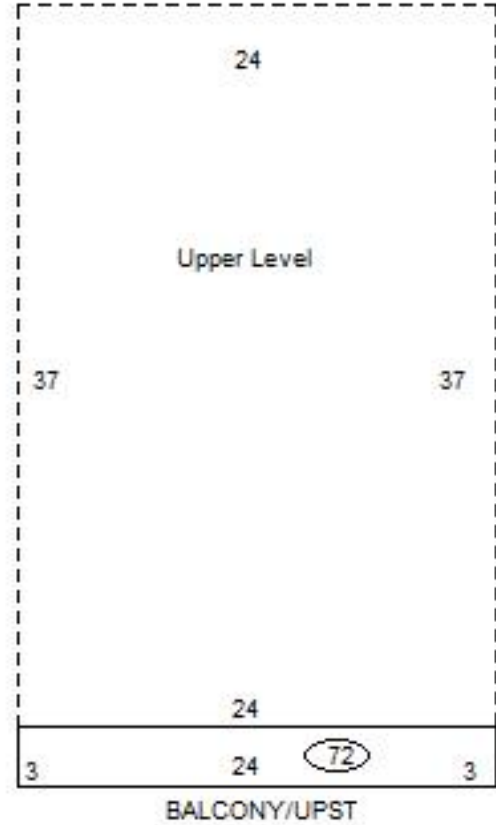
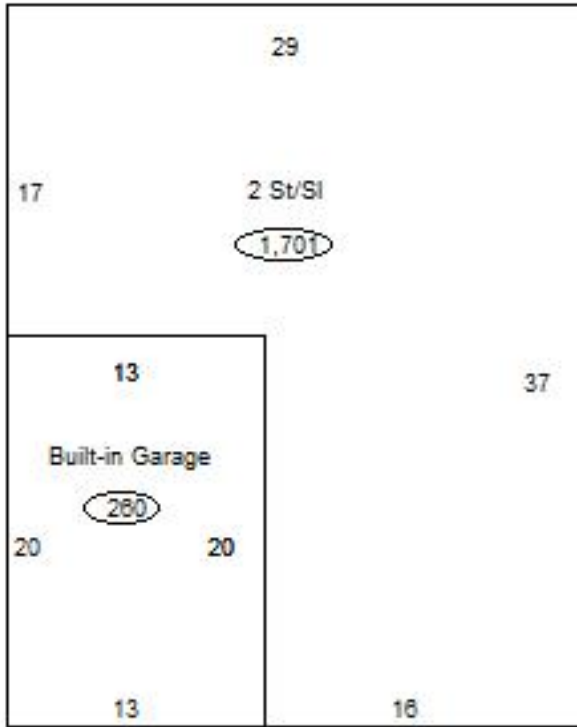
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	813	2.092	1,701
2	G	8		13	Built-in Garage	260	1.000	260
3	M	BALW		13	Balcony	72	1.000	72
4	U	^UL	Overhang	13	Upper Level	888	1.000	888
<b>Total Building Area</b>						813		1,701



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x42x0			2,100
	Qual 4	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (30.77 x 2,100)	64,617		64,617	9,693	54,924



STF	STG FAIR		10x16x0		160
Qual 2	Cond 2	Year	Eff Age	2026	
		0			

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)	749		749		749