



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:12:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027120 <b>Parcel ID</b> 21N15E-31-1-00000-000-0000 <b>Cadastral ID</b> 31-21-15-02400 <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> 260703 MADOLE, DOUGLAS &/OR LORA LEE  24272 S KEETONVILLE RD CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 24272 S KEETONVILLE RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.02 - Acres <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 1 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0006. 7/5/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26020713 -95.74291501																																																																																																																									
TR IN N2 SE NE & PT S2 NE NE BEG PT APPROX C/L RD 633.86' N & 351.11' W SE/C N2 SE NE, S 62-33 W 286.38', W 338.19' TO PT ON RIM OF BLUFF, N 13-05 25.9' W ON RIM OF BLUFF 154', E 336.44', N 62-33 E 208' TO PT RD, S 43-00 E 173.83' TO POB					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0705\IMG_0006. 7/5/2022</p>				
Lot Count								
Units Buildable	2.02							
Non-Ag Acres	2.0958							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	91,294.00 x .58 = 53,316							
Factor Value								
Adjustments	1.0000							
Lot Value	53,316							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture								
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	2,331 / 2,331							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1975 / 38							
Cost Approach		Manual : 01/2025						
Base Cost	101.51	Total Misc Impr	+	23,682				
Roofing Adj	+ 4.43	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	315,593				
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	142,017				
Plumbing Adj	+ 6.65	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	173,576				
Adj Base Cost	= 125.23	Lot Value	+	53,316				
Total Area	x 2,331	Indicated Value	=	226,892				
Adjusted Cost	= 291,911	Value Per SqFt		97.34				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	173,576							
Lot Value	53,316							
Indicated Value	226,892	97.34	Per SqFt					
Agland Value								
Site Improvements	898							
Total Value	227,790	97.72	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65304	30x28		840	24.61		20,672
PATO	SLAB PORCH - OPEN	65305	344		344	8.75		3,010



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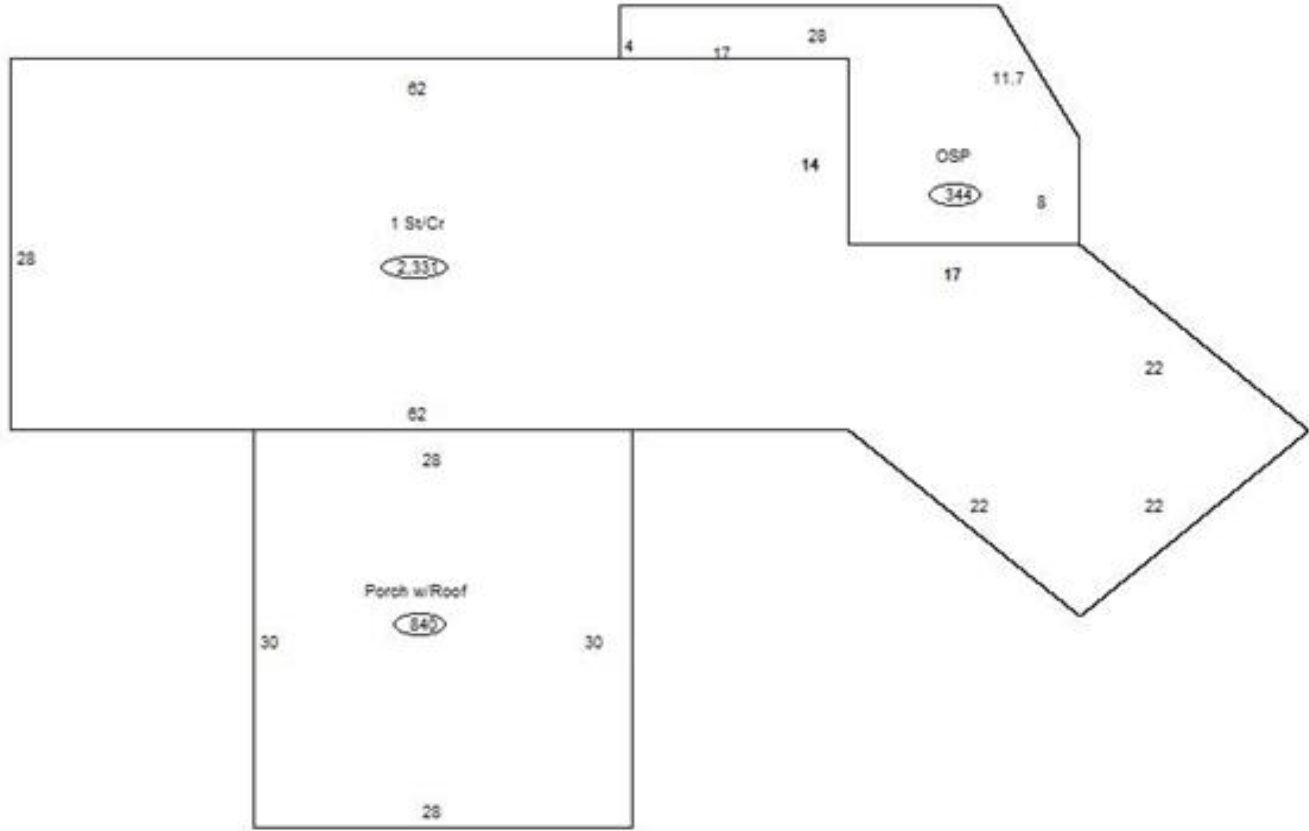
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### Sketch Image

660027120



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,331	1.000	2,331
2	M	PRCH		13	SLBC	840	1.000	840
3	M	PATO		13	Open Slab	344	1.000	344
<b>Total Building Area</b>						2,331		2,331



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x24x0			240
	Qual	2	Cond 2	Year	Eff Age 2026	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 240)		1,123		1,123 225		898