



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:00:03  
Page 1

Assessment Data				Primary Image					
Account	660000068			No Image On File					
Parcel ID	19N17E-01-1-00000-000-0000								
Cadastral ID	01-19-17-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	339650								
KNEPP, LARRY EUGENE & MARILYN SUE									
10497 S 425 RD INOLA OK 74036-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	74.18 - Acres						
Sec/Twn/Rng	1 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15686049 -95.44476429				Building Permits					
S2 NE LESS TR DESC 2022-007877 AS COMM SE/C NE; N01.3256W 771' TO POB; N01.3256W 183.87'; S88.2335W 459.50'; S01.3256E 183 87'; N88.2335E 459.50' TO POB. LESS TR DESC 2022-014412 AS COMM SE/C NE; B01.3256W 1138.74' TO POB; N01.3256W 183.88'; S88 2253W 459.50'; S01.3256E 183.78'; N88.2335E 459.50' TO				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FROESE, KENNARD C	09/14/2022	372,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2023	Land Value	9,634	9,634	11%	1,060	Assessed	1,060	84.86
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	9,634	9,634		1,060	Total Taxable	1,060	85.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000068	KNEPP, LARRY EUGENE &			2	9,634	0	1,060	85.00
2024	2024-660000068	KNEPP, LARRY EUGENE &			2	9,634	0	1,060	85.00
2023	2023-660000068	KNEPP, LARRY EUGENE &			2	9,634	0	1,060	85.00
2022	2022-660000068	KNEPP, LARRY EUGENE &			2	9,634	0	1,060	86.00
2021	2021-660000068	FROESE, KENNARD C			2	9,986	0	1,098	88.00
2020	2020-660000068	FROESE, KENNARD C			2	9,986	0	1,098	89.00
2019	2019-660000068	FROESE, KENNARD C			2	9,986	0	1,098	91.00
2018	2018-660000068	FROESE, KENNARD C			2	9,984	0	1,098	92.00
2017	2017-660000068	FROESE, KENNARD C			2	9,986	0	1,098	92.00
2016	2016-660000068	FROESE, KENNARD C			2	9,986	0	1,098	93.00
2015	2015-660000068	FROESE, KENNARD C			2	9,986	0	1,098	95.00
2014	2014-660000068	FROESE, KENNARD C			2	9,984	0	1,098	99.00
2013	2013-660000068	FROESE, KENNARD C			2	9,984	0	1,098	92.00



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 Time 03:00:03  
 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							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		1 Res						
Adjustment Model		A2 AO Test						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Cost Approach						
Improvements								
Lot Value								
Indicated Value		0.00		Per SqFt				
Agland Value		9,634						
Site Improvements								
Total Value		9,634		0.00 Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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 Time 03:00:03  
 Page 3

### Agland Inventory

660000068

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			9.580	54	54	517	517
<b>TMBR Totals</b>						9.580			517	517
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			6.000	122	122	734	734
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			13.600	72	72	979	979
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			5.000	144	144	720	720
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			21.000	192	192	4,032	4,032
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			8.000	216	216	1,728	1,728
<b>NTV PST Totals</b>						53.600			8,193	8,193
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			11.000	84	84	924	924
<b>IMP PST Totals</b>						11.000			924	924
<b>Total Agland</b>						74.180			9,634	9,634