




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 660002023 Parcel ID 000000-00-0-00360-005-0008 Cadastral ID 03-20-15-04520 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 221964 KNIGHT, SCOT E & JULIE F REVOCABLE TRUST 1311 HICKORY LN CATOOSA OK 74015-0000 Parcel Location Situs 25694 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0008 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-15\IMG_00 11/15/2021</p>														
Legal Description Lat/Long: 36.23836284 -95.69913696																			
LOT 8 BLOCK 5 GREENWAY PARK					Building Permits <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														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	KNIGHT, SCOT EUGENE &	10/06/2021	0	4										
					/	KNIGHT, DWIGHT E & NORMA J &	08/31/2018	0	4										
					2582/206	KNIGHT, DWIGHT E & NORMA J	09/29/2016	0	4										
					804/146			64,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	34,894	34,894	11%	3,838	Assessed	16,276	1,694.85										
Year Frozen	2005	Improvements	137,260	113,080		12,438	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	172,154	147,974		16,276	Total Taxable	16,276	1,695.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002023	KNIGHT, SCOT E & JULIE F			4	161,367	0	15,502	1,615.00										
2024	2024-660002023	KNIGHT, SCOT E & JULIE F			4	169,319	0	14,764	1,415.00										
2023	2023-660002023	KNIGHT, SCOT E & JULIE F			4	157,497	0	14,061	1,328.00										
2022	2022-660002023	KNIGHT, SCOT E & JULIE F			4	154,334	0	13,391	1,287.00										
2021	2021-660002023	KNIGHT, SCOT EUGENE &			4	159,586	0	12,754	1,193.00										
2020	2020-660002023	KNIGHT, SCOT EUGENE &			4	157,422	0	12,147	1,139.00										
2019	2019-660002023	KNIGHT, SCOT EUGENE &			4	153,830	0	11,568	1,102.00										
2018	2018-660002023	KNIGHT, SCOT EUGENE &			4	157,860	1000	10,017	964.00										
2017	2017-660002023	KNIGHT, DWIGHT E & NORMA J &			4	156,715	1000	10,017	967.00										
2016	2016-660002023	KNIGHT, DWIGHT E & NORMA J			4	153,442	1000	10,018	971.00										
2015	2015-660002023	KNIGHT, DWIGHT E & NORMA J			4	152,478	1000	10,017	977.00										
2014	2014-660002023	KNIGHT, DWIGHT E & NORMA J			4	153,552	1000	10,017	925.00										
2013	2013-660002023	KNIGHT, DWIGHT E & NORMA J			4	147,205	1000	10,017	958.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1459	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	49,915.00 x .70 = 34,894	
Factor Value		
Adjustments	1.0000	
Lot Value	34,894	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,571 / 1,571
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,571
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,203	109.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	179,260 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.35	Total Misc Impr	+ 12,071				
Roofing Adj	+ 4.47	Garage Cost	+ 16,155				
Subfloor Adj	+ -1.15	Total RCN	= 234,200				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 107,732				
Plumbing Adj	+ 8.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 126,468				
Adj Base Cost	= 131.11	Lot Value	+ 34,894				
Total Area	x 1,571	Indicated Value	= 161,362				
Adjusted Cost	= 205,974	Value Per SqFt	102.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,468		
Lot Value	34,894		
Indicated Value	161,362	102.71	Per SqFt
Agland Value			
Site Improvements	10,792		
Total Value	172,154	109.58	Total Value Per SqFt

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
PRCH	SLAB PORCH - COVERED	5428	14x4		56	24.09		1,349
PRCH	SLAB PORCH - COVERED	5429	20x12		240	23.44		5,626



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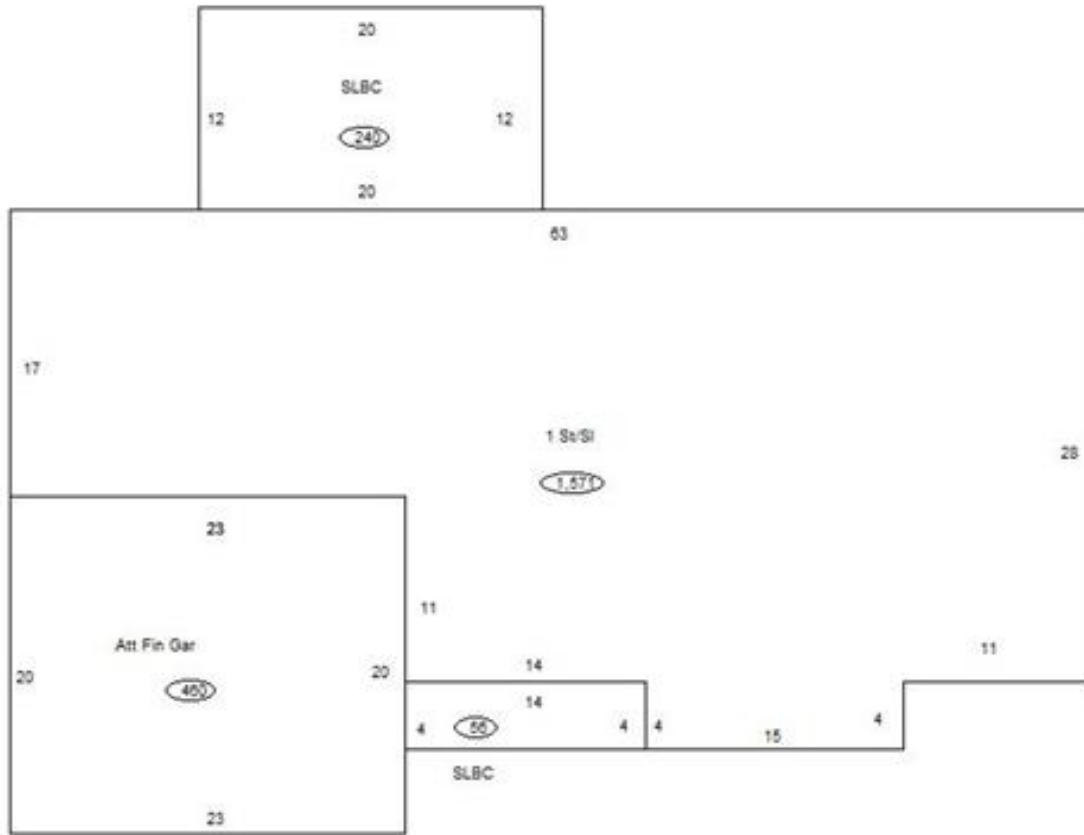
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,571	1.000	1,571
2	G	5		10	Att Fin Gar	460	1.000	460
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,571		1,571



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Galvanized Metal	200
	Qual 3	Cond 2	Year 2023	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (23.63 x 200)	4,726		4,726	662	4,064



SPLG	Swimming Pool - In Ground	0x0x0	Concrete		678
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (49.62 x 678)	33,642		33,642	26,914	6,728