



# 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	660002355													
Parcel ID	000000-00-0-10429-001-0006													
Cadastral ID	03-21-16-03550													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	286132													
KNIGHT, KENNETH E &														
CATHY M														
1050 CHERYE LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01050 CHERYE LN													
Subdivision	LAKE PARK ESTATES													
Lot/Block	0006 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	3 / 21 / 16 / 5													
Neighborhood	1173 - R-V01-SE CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lot/Long: 36.33527893 -95.58605454														
LOT 6 BLOCK 1 LAKE PARK ESTATES														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1607/924	BOX, VERTIE L	07/23/2004	160,000	YES										
880/44	JONES, FRANCIS MARION &	04/22/1992	10,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2005	Land Value	78,172	62,235	11%	6,846	Assessed	22,746						
Year Frozen	2023	Improvements	181,563	144,546		15,900	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	259,735	206,781		22,746	Total Taxable	21,746						
-92.00														
2,010.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002355	KNIGHT, KENNETH E &	17	258,623	1000	21,745	2,010.00							
2024	2024-660002355	KNIGHT, KENNETH E &	17	259,560	1000	21,746	2,010.00							
2023	2023-660002355	KNIGHT, KENNETH E &	17	206,781	1000	21,746	1,992.00							
2022	2022-660002355	KNIGHT, KENNETH E &	17	206,772	1000	21,598	1,999.00							
2021	2021-660002355	KNIGHT, KENNETH E &	17	199,457	1000	20,940	1,849.00							
2020	2020-660002355	KNIGHT, KENNETH E &	17	200,036	1000	20,519	1,879.00							
2019	2019-660002355	KNIGHT, KENNETH E &	17	189,933	1000	19,893	1,842.00							
2018	2018-660002355	KNIGHT, KENNETH E &	17	195,337	1000	20,487	1,893.00							
2017	2017-660002355	KNIGHT, KENNETH E &	17	193,476	1000	20,282	1,863.00							
2016	2016-660002355	KNIGHT, KENNETH E &	17	188,649	1000	19,716	1,851.00							
2015	2015-660002355	KNIGHT, KENNETH E &	17	182,840	1000	19,112	1,724.00							
2014	2014-660002355	KNIGHT, KENNETH E &	17	186,106	1000	18,914	1,754.00							
2013	2013-660002355	KNIGHT, KENNETH E &	17	175,766	1000	18,334	1,678.00							



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.997	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,429.00 x 1.80 = 78,172	
Factor Value		
Adjustments	1.0000	
Lot Value	78,172	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,908 / 1,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,908
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	586 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	216,465	113.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	216,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.81	Total Misc Impr	+	11,461			
Roofing Adj	+ 4.31	Garage Cost	+	15,511			
Subfloor Adj	+ -1.12	Total RCN	=	266,922			
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	93,423			
Plumbing Adj	+ 9.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	173,499			
Adj Base Cost	= 125.76	Lot Value	+	78,172			
Total Area	x 1,908	Indicated Value	=	251,671			
Adjusted Cost	= 239,950	Value Per SqFt		131.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,499		
Lot Value	78,172		
Indicated Value	251,671	131.90	Per SqFt
Agland Value			
Site Improvements	8,064		
Total Value	259,735	136.13	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	6230	19x12		228	23.47		5,351
PRCH	SLAB PORCH - COVERED	6231	7x6		42	24.14		1,014



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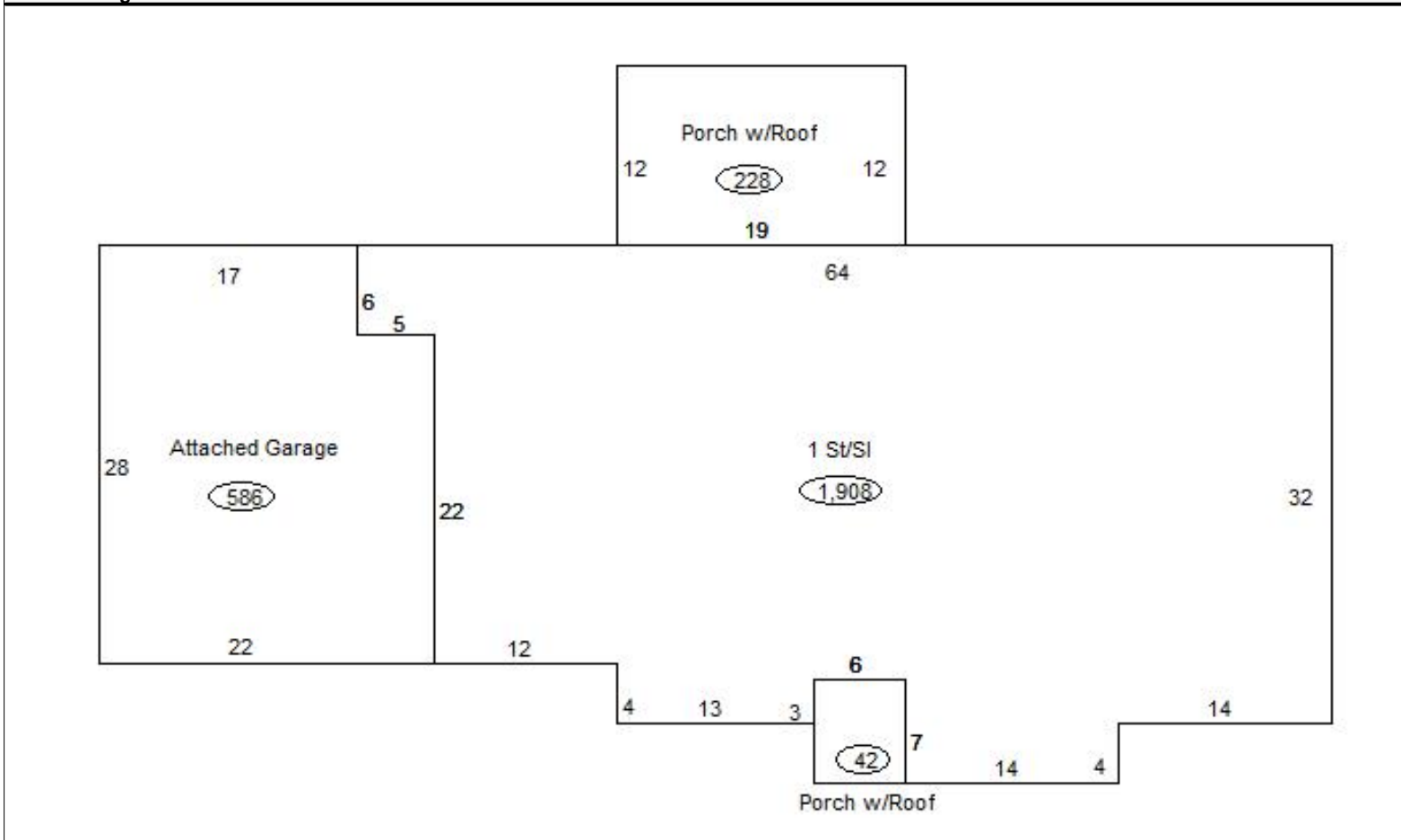
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,908	1.000	1,908
2	G	1		13	Attached Garage	586	1.000	586
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>1,908</b>		<b>1,908</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 672)		10,752	10,752	2,688	8,064	