




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 660003635 Parcel ID 20N16E-05-4-00000-000-0000 Cadastral ID 05-20-16-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 315360 KOENIGSKNECHT FAMILY TRUST 25733 S 4140 RD CLAREMORE OK 74019-0000 Parcel Location Situs 25733 S 4140 RD Subdivision Lot/Block / Parcel Size 120 - Acres Sec/Twn/Rng 5 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\C\PICS\2017-08-31\IMG_0021.JPG 9/5/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23675051 -95.63011499 S2 SW & SW SE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,067 / 2,067
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	745 Total, 745 Partition
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,103		
Lot Value			
Indicated Value	187,103	90.52	Per SqFt
Agland Value	12,730		
Site Improvements	94,369		
Total Value	455,316	220.28	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.21	Total Misc Impr	+	0			
Roofing Adj	+ 4.23	Garage Cost	+				
Subfloor Adj	+ 1.09	Total RCN	=	268,524			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	107,410			
Plumbing Adj	+ 6.82	Lump Sums	+	25,989			
Basement Adj	+ 15.09	RCNLD	=	187,103			
Adj Base Cost	= 129.91	Lot Value	+				
Total Area	x 2,067	Indicated Value	=	187,103			
Adjusted Cost	= 268,524	Value Per SqFt		90.52			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	8971	11x5		55	48.59		2,672
WODC	Wood Deck - Covered	8972	13x6		78	46.67		3,640
WODO	Wood Deck - Open	136977	1236		1,236	15.92		19,677



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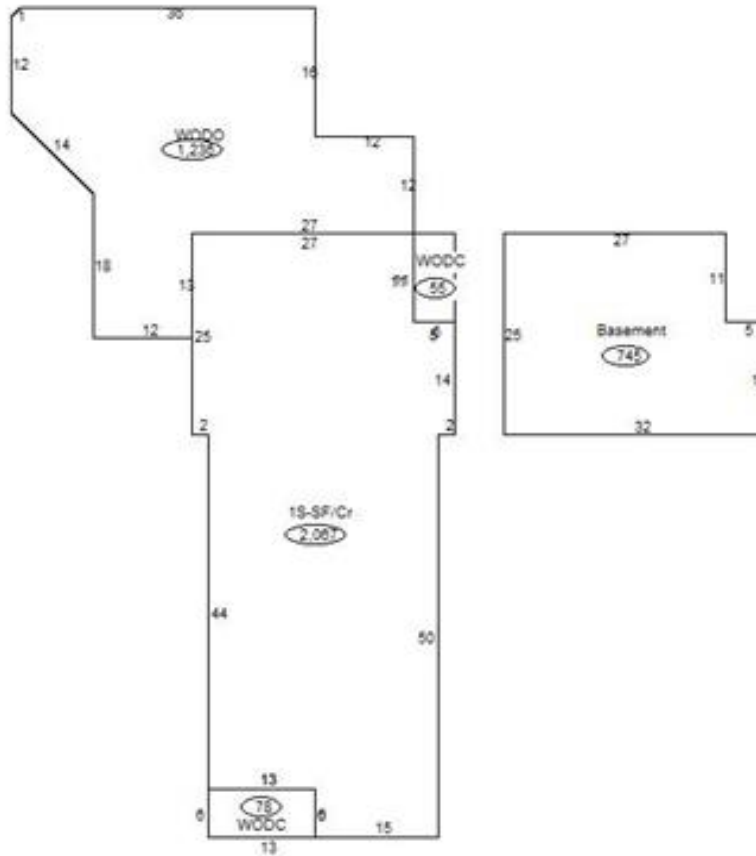
Date 04/17/2026

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Sketch Image

660003635



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODC		20	WODC	55	1.000	55
2	M	WODC		20	WODC	78	1.000	78
3	B	2		20	Basement	745	1.000	745
4	M	WODO		20	WODO	1,236	1.000	1,236
5	R	1	Crawl	20	1S-SF/Cr	2,067	1.000	2,067
Total Building Area						2,067		2,067



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNTO	Lean To - Attached		20x60x12	Dirt	Formed Metal	1,200
Qual	2	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (7.19 x 1,200)		8,628		8,628	4,659	3,969
UTIL	Utility Building		40x60x14	Concrete	Formed Metal	2,400
Qual	4	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (31.60 x 2,400)		75,840		75,840	21,235	54,605
SHDS	Shed - Small		10x18x8	Plank	Galvanized Metal	180
Qual	3	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (23.32 x 180)		4,198		4,198	2,729	1,469
UTIL	Utility Building		45x50x12	Concrete	Formed Metal	2,250
Qual	4	Cond 3	Year 1992	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (31.53 x 2,250)		70,943		70,943	38,309	32,634
SHDS	Shed - Small		16x26x8	Plank	Composition Shingle	416
Qual	3	Cond 2	Year 1980	Eff Age 46		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (20.34 x 416)		8,461		8,461	6,769	1,692



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Heat Pump
Roof Cover	1 Composition Shingle
Area on Slab	864
Fixture/RghIn	/
Bed/F/H Bath	/ 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2021 / 4

DTCH BLDG	1/12/2022
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	97.98	Total Misc Impr	+	0	
Roofing Adj	+ 4.42	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	104,725	
Heat/Cool Adj	+ 11.75	Depreciation (33%)	-	34,559	
Plumbing Adj	+ 7.06	Lump Sums	+	6,179	
Basement Adj	+ 0.00	RCNLD	=	76,345	
Adj Base Cost	= 121.21	Lot Value	+		
Total Area	x 864	Indicated Value	=	76,345	
Adjusted Cost	= 104,725	Value Per SqFt		88.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,345		
Lot Value			
Indicated Value	76,345	88.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	76,345	88.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	152711	16x6		96	42.58		4,088
WODO	Wood Deck - Open	152712	14x6		84	24.89		2,091



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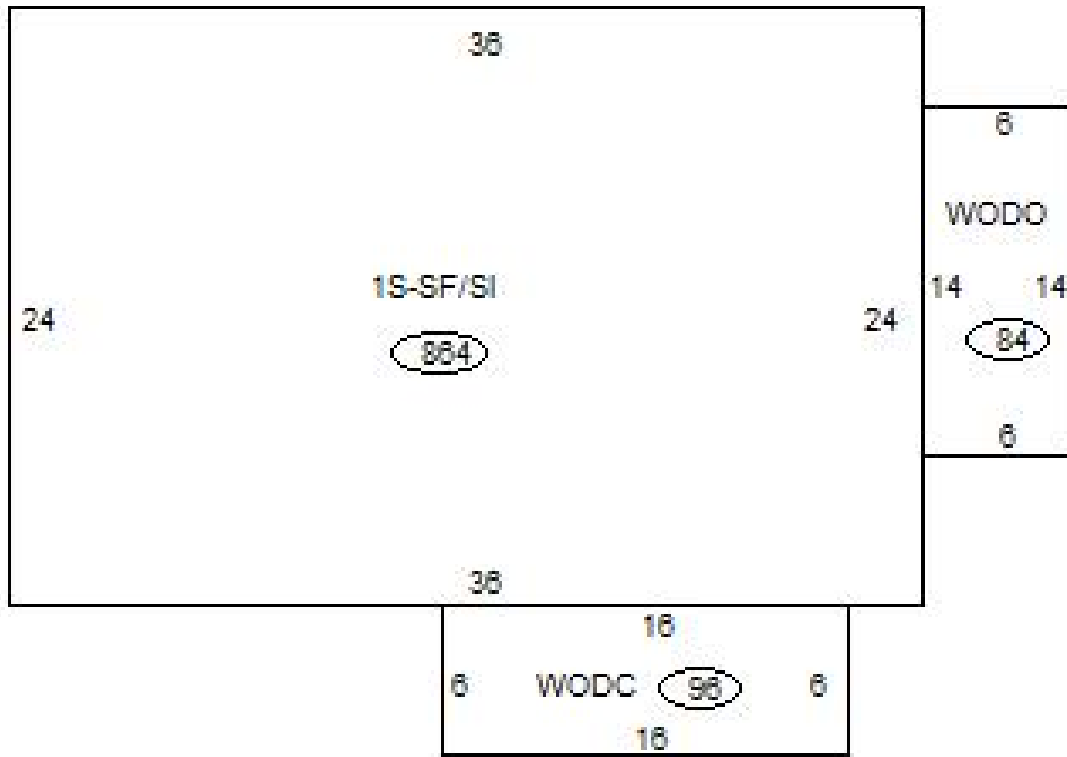
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Sketch Image

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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	1S-SF/SI	864	1.000	864
2	M	WODC		13	WODC	96	1.000	96
3	M	WODO		13	WODO	84	1.000	84
Total Building Area						864		864



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			14.072	122	122	1,722	1,722
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			9.805	142	142	1,388	1,388
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			9.498	166	166	1,573	1,573
OS	OSAGE CLAY	TMBR	58			64.421	104	104	6,726	6,726
RS	ROUGH STONY LAND	TMBR	20			18.070	36	36	651	651
VE	VERDIGRIS CLAY LOAM	TMBR	90			4.134	162	162	670	670
TMBR Totals						120.000			12,730	12,730
Total Agland						120.000			12,730	12,730