




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 660004302 Parcel ID 000000-00-0-10520-004-0001 Cadastral ID 05-21-16-08530 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341906 KNOLLENBERG, KENNETH L 1521 VALLEY VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 01521 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0028.JPG 4/14/2023</p>														
Legal Description Lat/Long: 36.32731989 -95.62990240																			
LOT 1 BLOCK 4 WILL ROGERS HGTS III					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		/	BUTLER, LOGAN	06/22/2023	230,000	YES										
					/	SPRATT, SHAWN JACOB	05/31/2019	153,000	YES										
					2445/650	MERRIOTT, MARY H TRUSTEE	12/18/2014	111,000	YES										
					1221/457	MERRIOTT, MARY H &	03/23/2000	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2024		Land Value	105,474	105,474	11%	11,602	Assessed	26,453 2,445.05										
Year Frozen			Improvements	135,006	135,006		14,851	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	240,480	240,480		26,453	Total Taxable	26,453 2,445.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004302	KNOLLENBERG, KENNETH L			17	235,969	0	25,956	2,399.00										
2024	2024-660004302	KNOLLENBERG, KENNETH L			17	230,001	0	25,300	2,338.00										
2023	2023-660004302	KNOLLENBERG, KENNETH L			17	162,119	1000	16,074	1,472.00										
2022	2022-660004302	BUTLER, LOGAN			17	150,695	1000	15,576	1,442.00										
2021	2021-660004302	BUTLER, LOGAN			17	159,421	1000	16,536	1,460.00										
2020	2020-660004302	BUTLER, LOGAN			17	156,813	0	17,249	1,579.00										
2019	2019-660004302	BUTLER, LOGAN			17	111,790	0	12,297	1,139.00										
2018	2018-660004302	SPRATT, SHAWN JACOB			17	122,030	0	13,423	1,240.00										
2017	2017-660004302	SPRATT, SHAWN JACOB			17	121,019	0	13,312	1,223.00										
2016	2016-660004302	SPRATT, SHAWN JACOB			17	117,979	0	12,978	1,218.00										
2015	2015-660004302	SPRATT, SHAWN JACOB			17	118,718	0	13,059	1,178.00										
2014	2014-660004302	MERRIOTT, MARY H TRUSTEE			17	144,657	1000	9,322	864.00										
2013	2013-660004302	MERRIOTT, MARY H TRUSTEE			17	136,570	1000	9,321	853.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 11729 Non-Ag Acres 0.3632 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 15,819.00 x 4.03 = 63,750 Factor Value Adjustments 1.6545 Lot Value 105,474		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,852
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

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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	187,195	101.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	225,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.35	Total Misc Impr	+	12,247			
Roofing Adj	+ 4.34	Garage Cost	+	15,316			
Subfloor Adj	+ -1.14	Total RCN	=	254,729			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	119,723			
Plumbing Adj	+ 5.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,006			
Adj Base Cost	= 122.66	Lot Value	+	105,474			
Total Area	x 1,852	Indicated Value	=	240,480			
Adjusted Cost	= 227,166	Value Per SqFt		129.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,006		
Lot Value	105,474		
Indicated Value	240,480	129.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,480	129.85	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
PATO	SLAB PORCH - OPEN	11038	20x14		280	8.71	2,439
PRCH	SLAB PORCH - COVERED	11039	200		200	23.56	4,712



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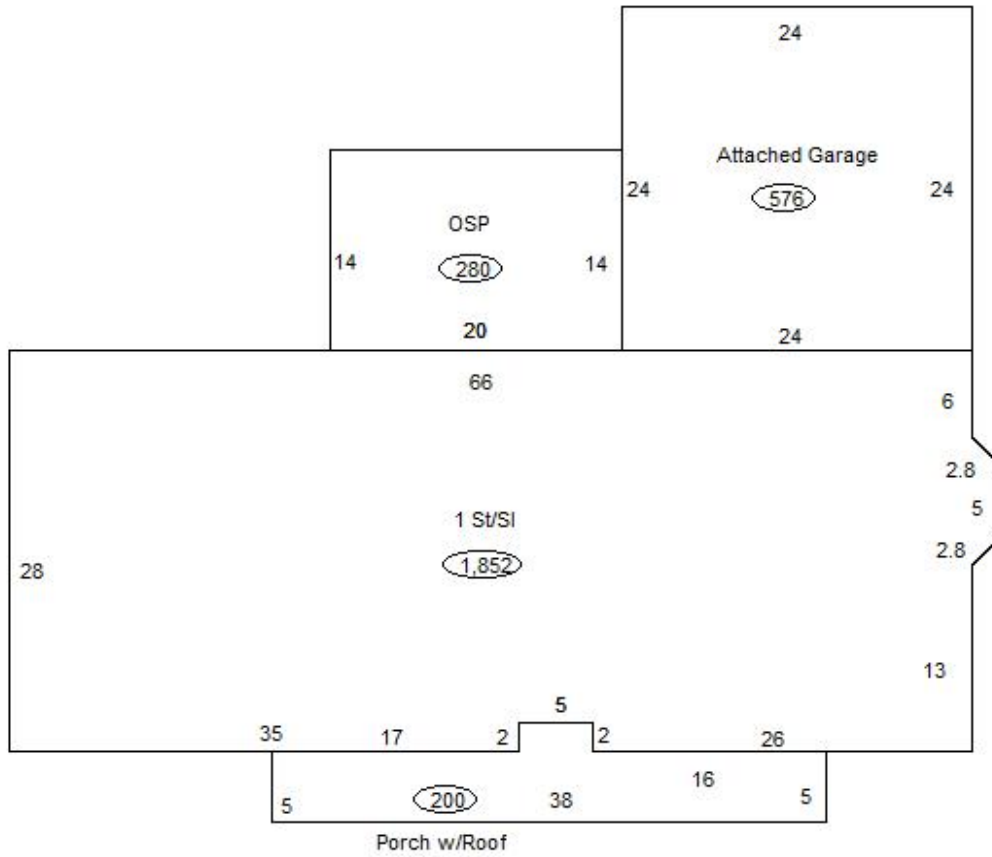
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Sketch Image

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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/SI	1,852	1.000	1,852
2	G	1		13	Attached Garage	576	1.000	576
3	M	PATO		13	Open Slab	280	1.000	280
4	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,852		1,852



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						