



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:36:46  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006373 <b>Parcel ID</b> 000000-00-0-10175-001-0001 <b>Cadastral ID</b> 07-21-16-10810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347507 KNIGHT, BENJAMIN & ABIGAIL NANCE-KNIGHT  3111 W BERWICK CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 03111 W BERWICK <b>Subdivision</b> HIGHLANDS THE IV <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30891490 -95.65051192																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	26487		
Non-Ag Acres	0.3372		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	14,689.00 x 4.15 = 60,959		
Factor Value			
Adjustments	1.4200		
Lot Value	86,562		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,940 / 1,940
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,940
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	231,515 119.34 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	254,020 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	168,440
Lot Value	86,562
Indicated Value	255,002 131.44 Per SqFt
Agland Value	
Site Improvements	
Total Value	255,002 131.44 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.11	Total Misc Impr	+ 13,344
Roofing Adj	+ 4.41	Garage Cost	+ 18,751
Subfloor Adj	+ -2.10	Total RCN	= 263,188
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	- 94,748
Plumbing Adj	+ 10.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,440
Adj Base Cost	= 119.12	Lot Value	+ 86,562
Total Area	x 1,940	Indicated Value	= 255,002
Adjusted Cost	= 231,093	Value Per SqFt	131.44

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	15558	148		148	26.46		3,916
PRCH	SLAB PORCH - COVERED	15559	144		144	26.48		3,813



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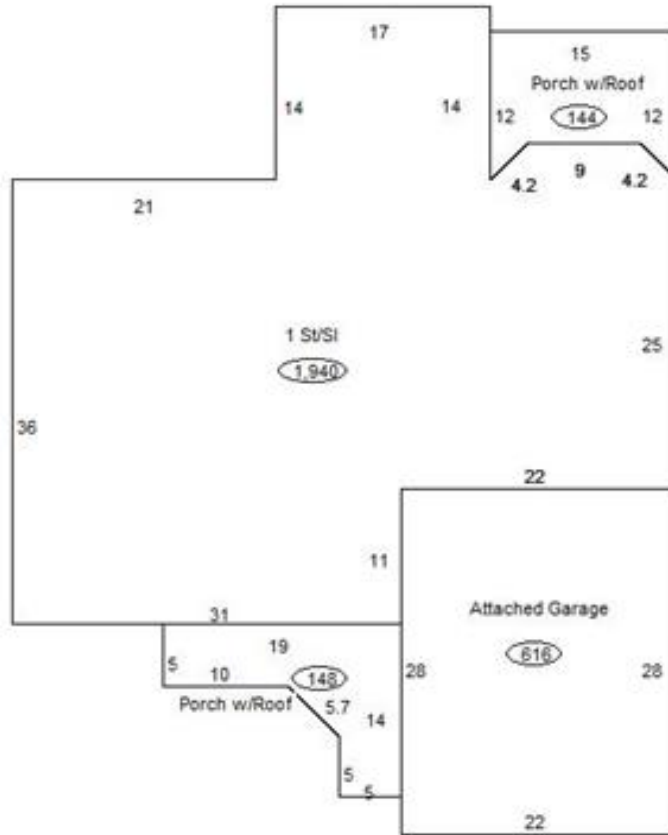
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### Sketch Image

660006373



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,940	1.000	1,940
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PRCH		13	SLBC	144	1.000	144
<b>Total Building Area</b>						<b>1,940</b>		<b>1,940</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				