



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660011844 <b>Parcel ID</b> 000000-00-0-00882-001-0011 <b>Cadastral ID</b> 11-21-14-06630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 259837 KNISS, KEVIN J &  DAWN D 16320 E 109TH ST N OWASSO OK 74055-0000																			
<b>Parcel Location</b> <b>Situs</b> 16320 E 109TH ST N <b>Subdivision</b> VILLAGE EXTENDED <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.31154882 -95.79120372					<b>Building Permits</b>														
LOT 11 BLOCK 1 VILLAGE EXTENDED					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	973/158	CALLAGHAN, MICHAEL L	11/01/1994	95,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	85,268	26,172	11%	2,879	<b>Assessed</b>	20,153	1,974.19										
Year Frozen	0	<b>Improvements</b>	221,674	157,038		17,274	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	306,942	183,210		20,153	<b>Total Taxable</b>	19,153	1,876.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660011844	KNISS, KEVIN J &			3	303,262	1000	18,566	1,819.00										
2024	2024-660011844	KNISS, KEVIN J &			3	331,974	1000	17,997	1,729.00										
2023	2023-660011844	KNISS, KEVIN J &			3	258,211	1000	17,443	1,635.00										
2022	2022-660011844	KNISS, KEVIN J &			3	220,204	1000	16,906	1,656.00										
2021	2021-660011844	KNISS, KEVIN J &			3	231,525	1000	16,385	1,585.00										
2020	2020-660011844	KNISS, KEVIN J &			3	230,313	1000	15,878	1,534.00										
2019	2019-660011844	KNISS, KEVIN J &			3	218,531	1000	15,387	1,487.00										
2018	2018-660011844	KNISS, KEVIN J &			3	225,308	1000	14,909	1,388.00										
2017	2017-660011844	KNISS, KEVIN J &			3	223,379	1000	14,446	1,359.00										
2016	2016-660011844	KNISS, KEVIN J &			3	217,521	1000	13,996	1,318.00										
2015	2015-660011844	KNISS, KEVIN J &			3	210,903	1000	13,559	1,286.00										
2014	2014-660011844	KNISS, KEVIN J &			3	217,025	1000	13,135	1,257.00										
2013	2013-660011844	KNISS, KEVIN J &			3	189,240	1000	12,724	1,192.00										



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1053	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,146.00 x 1.77 = 85,268	
Factor Value		
Adjustments	1.0000	
Lot Value	85,268	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,684 / 2,684
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,684
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,324 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	340,333	126.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	395,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.08	Total Misc Impr	+	16,540			
Roofing Adj	+ 4.46	Garage Cost	+	39,442			
Subfloor Adj	+ -2.11	Total RCN	=	400,473			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	180,213			
Plumbing Adj	+ 7.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	220,260			
Adj Base Cost	= 128.35	Lot Value	+	85,268			
Total Area	x 2,684	Indicated Value	=	305,528			
Adjusted Cost	= 344,491	Value Per SqFt		113.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,260		
Lot Value	85,268		
Indicated Value	305,528	113.83	Per SqFt
Agland Value			
Site Improvements	1,414		
Total Value	306,942	114.36	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	28354	33x12		396	25.69		10,173
PRCH	SLAB PORCH - COVERED	28355	7x4		28	26.84		752



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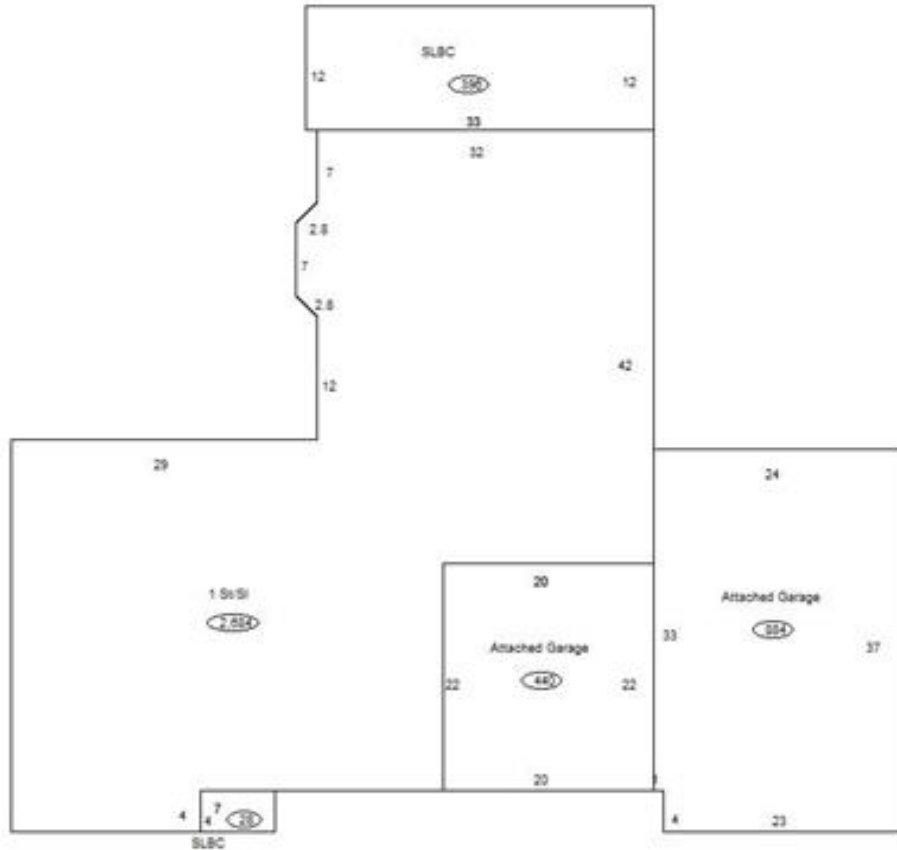
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Sketch Image

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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	2,684	1.000	2,684
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	396	1.000	396
4	M	PRCH		13	SLBC	28	1.000	28
5	G	1		13	Attached Garage	884	1.000	884
<b>Total Building Area</b>						<b>2,684</b>		<b>2,684</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			384	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 384)		1,121			1,121	112	1,009
	STF	STG FAIR	0x0x0			192	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 192)		899			899	494	405