



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:13:16
 Page 1

Assessment Data					Primary Image																																																	
Account 660013186 Parcel ID 000000-00-0-00264-001-0053 Cadastral ID 13-21-14-02580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 259465 SIRIBANDAN, TERRY & CATHY 19212 E KNIGHTSBRIDGE RD OWASSO OK 74055-0000																																																						
Parcel Location Situs 19212 E KNIGHTSBRIDGE AVE Subdivision DOVER POND Lot/Block 0053 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.30040636 -95.75904853					Building Permits																																																	
LOT 53 BLOCK 1 DOVER POND					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	968/163 827/869	HALLOCK, DANIEL K &	09/12/1994	235,000 52,000	Yes No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 107,789</td> <td>104,153</td> <td>11%</td> <td>11,457</td> <td>Assessed</td> <td>40,107</td> <td>4,353.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 260,456</td> <td>260,456</td> <td></td> <td>28,650</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 368,245</td> <td>364,609</td> <td></td> <td>40,107</td> <td>Total Taxable</td> <td>39,107</td> <td>4,256.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 107,789	104,153	11%	11,457	Assessed	40,107	4,353.13	Year Frozen	0	Improvements 260,456	260,456		28,650	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 368,245	364,609		40,107	Total Taxable	39,107	4,256.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013186	SIRIBANDAN, TERRY &	7	363,275	1000	37,938	4,128.00																																															
2024	2024-660013186	SIRIBANDAN, TERRY &	7	380,774	1000	36,804	4,076.00																																															
2023	2023-660013186	SIRIBANDAN, TERRY &	7	340,206	1000	35,704	3,870.00																																															
2022	2022-660013186	SIRIBANDAN, TERRY &	7	323,952	1000	34,635	3,902.00																																															
2021	2021-660013186	SIRIBANDAN, TERRY &	7	352,100	1000	37,420	4,169.00																																															
2020	2020-660013186	SIRIBANDAN, TERRY &	7	346,352	1000	36,301	4,040.00																																															
2019	2019-660013186	SIRIBANDAN, TERRY &	7	329,224	1000	35,215	3,921.00																																															
2018	2018-660013186	SIRIBANDAN, TERRY &	7	345,244	1000	36,977	3,984.00																																															
2017	2017-660013186	SIRIBANDAN, TERRY &	7	342,414	1000	36,666	3,987.00																																															
2016	2016-660013186	SIRIBANDAN, TERRY &	7	363,678	1000	38,380	4,175.00																																															
2015	2015-660013186	SIRIBANDAN, TERRY &	7	353,071	1000	37,233	4,077.00																																															
2014	2014-660013186	SIRIBANDAN, TERRY &	7	358,103	1000	36,119	3,987.00																																															
2013	2013-660013186	SIRIBANDAN, TERRY &	7	339,224	1000	35,038	3,797.00																																															



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 Time 23:13:16
 Page 2

Lot Data		Square-Foot - NBHD 1027 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9338		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAKE LOT		0
Method	Square-Foot		
Base Lot Value	40,675.00 x 2.65 = 107,789		
Factor Value			
Adjustments	1.0000		
Lot Value	107,789		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R1 Res Nbhd 1
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,580 / 3,071
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	567 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	351,229 114.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	443,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	260,456
Lot Value	107,789
Indicated Value	368,245 119.91 Per SqFt
Agland Value	
Site Improvements	
Total Value	368,245 119.91 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.04	Total Misc Impr	+ 14,969
Roofing Adj	+ 2.90	Garage Cost	+ 21,937
Subfloor Adj	+ -1.85	Total RCN	= 392,651
Heat/Cool Adj	+ 14.47	Depreciation (34%)	- 133,501
Plumbing Adj	+ 7.28	Lump Sums	+ 1,306
Basement Adj	+ 0.00	RCNLD	= 260,456
Adj Base Cost	= 115.84	Lot Value	+ 107,789
Total Area	x 3,071	Indicated Value	= 368,245
Adjusted Cost	= 355,745	Value Per SqFt	119.91

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	31635		9x8	72	29.30		2,110
WODO	WOOD DECK - OPEN	31637		94	94	30.87	55%	1,306



Rogers

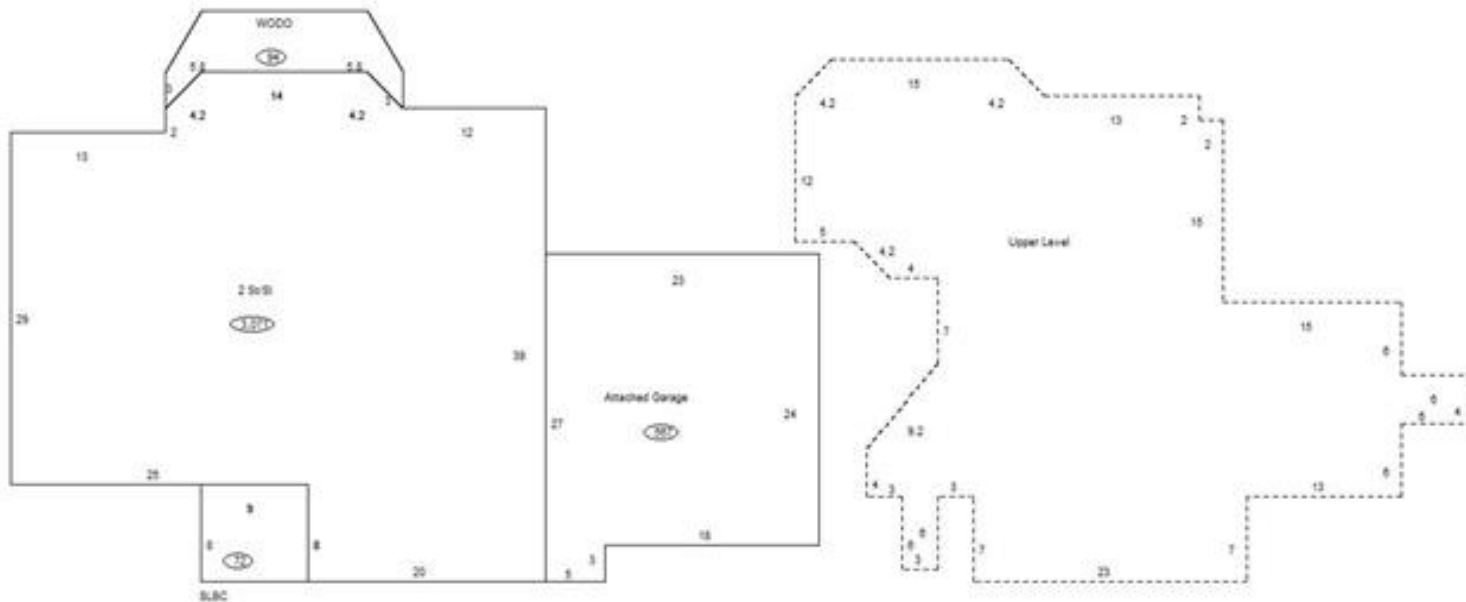
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 Time 23:13:16
 Page 3

Sketch Image

660013186



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/Sl	1,580	1.944	3,071
2	G	1		10	Attached Garage	567	1.000	567
3	M	PRCH		10	SLBC	72	1.000	72
4	U	^UL	Overhang	10	Upper Level	1,491	1.000	1,491
5	M	WODO		10	WODO	94	1.000	94
Total Building Area						1,580		3,071