



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:51:25
 Page 1

Assessment Data					Primary Image									
Account	660013270													
Parcel ID	21N15E-13-2-00000-000-0000													
Cadastral ID	13-21-15-01900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 4												
Tax Area	18 - CLAREMORE RURAL/W/O FIRE													
Name ID	264699													
KNAPP, BRETT D														
9402 E HWY 20 CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09402 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	61.82 - Acres											
Sec/Twn/Rng	13 / 21 / 15 / 2													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.29931907 -95.66196665														
SE NW & NE SW & LESS 19.18 AC CONT IN LEGAL DESC: COMM NE/C NW ; S88-39-16W ALG N/L 303' TO POB; S01-22-17E & PAR TO E/L 1318.29'; N88-39-01E ALG N/L OF SE NW 243' TO PT 60' WLY OF SD NE/C; S01-22-17E 400.83'; S47-34-46W 734.74'; S89-09-14W 548 42';N00-50-46W 878.77'; N88-39-01E 791.44'; N01-22-17W														
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					
					955/197	DELAY, CLIFFORD W	04/28/1994	81,250	No					
					942/265	LEFFLER, DON J &	01/03/1993	48,000	Yes					
					862/243			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	0	Land Value	7,697	4,585	11%	504	Assessed	7,161	661.89					
Year Frozen	0	Improvements	128,858	60,520		6,657	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	136,555	65,105		7,161	Total Taxable	7,161	662.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660013270	KNAPP, BRETT D			18	96,764	0	6,953	643.00					
2024	2024-660013270	KNAPP, BRETT D			18	89,759	0	6,750	624.00					
2023	2023-660013270	KNAPP, BRETT D			18	84,447	0	6,554	600.00					
2022	2022-660013270	KNAPP, BRETT D			18	83,698	0	6,363	589.00					
2021	2021-660013270	KNAPP, BRETT D			18	72,134	0	6,178	546.00					
2020	2020-660013270	KNAPP, BRETT D			18	70,864	0	5,998	549.00					
2019	2019-660013270	KNAPP, BRETT D			18	68,231	0	5,824	539.00					
2018	2018-660013270	KNAPP, BRETT D			18	72,202	0	5,654	522.00					
2017	2017-660013270	KNAPP, BRETT D			18	71,205	0	5,489	504.00					
2016	2016-660013270	KNAPP, BRETT D			18	69,280	0	5,329	499.00					
2015	2015-660013270	KNAPP, BRETT D			18	67,749	0	5,174	466.00					
2014	2014-660013270	KNAPP, BRETT D			18	57,856	0	5,024	466.00					
2013	2013-660013270	KNAPP, BRETT D			18	44,337	0	4,877	446.00					



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Date 04/16/2026
Time 22:51:26
Page 2

Lot Data	Units-Buildable - UNPLATTED (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 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,144
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19

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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	

Cost Approach				Manual : 01/2025			
Base Cost	94.43	Total Misc Impr	+ 7,599				
Roofing Adj	+ 5.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 138,141				
Heat/Cool Adj	+ 10.30	Depreciation (26%)	- 35,917				
Plumbing Adj	+ 4.38	Lump Sums	+ 2,945				
Basement Adj	+ 0.00	RCNLD	= 105,169				
Adj Base Cost	= 114.11	Lot Value	+				
Total Area	x 1,144	Indicated Value	= 105,169				
Adjusted Cost	= 130,542	Value Per SqFt	91.93				

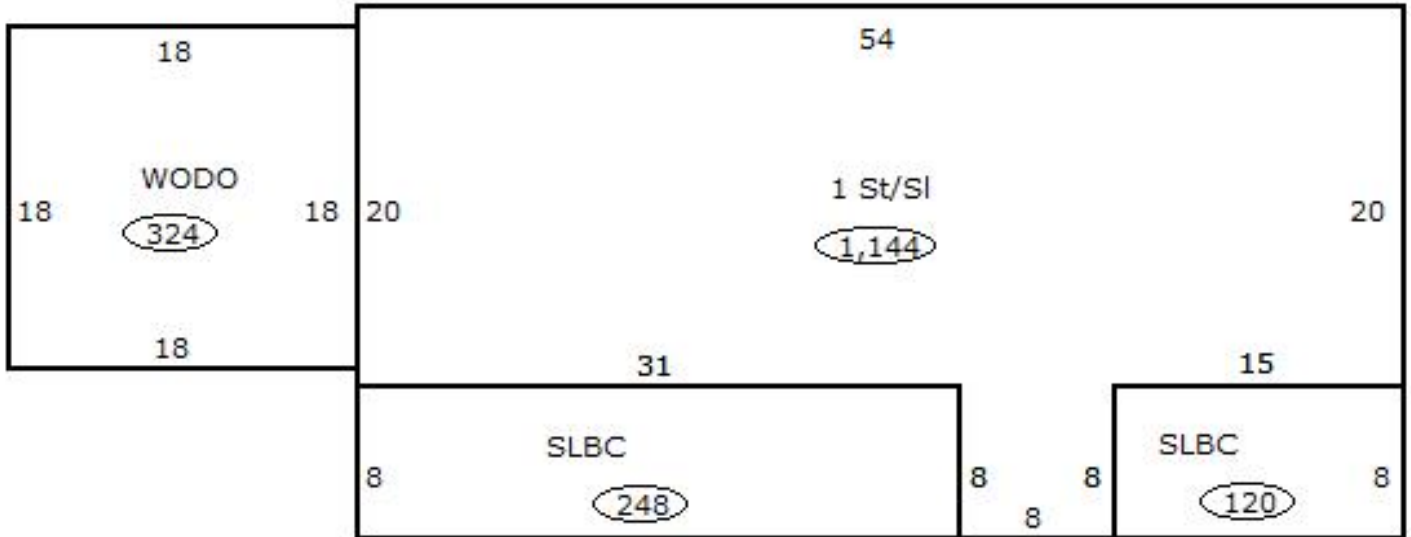
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,169		
Lot Value		91.93	Per SqFt
Indicated Value	105,169		
Agland Value	7,697		
Site Improvements	23,689		
Total Value	136,555	119.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
PRCH	SLAB PORCH - COVERED	31978	31x8		248	20.52		5,089
PRCH	SLAB PORCH - COVERED	31979	15x8		120	20.92		2,510
WODO	WOOD DECK - OPEN	31980	18x18		324	15.15	40%	2,945



Sketch Image

660013270



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,144	1.000	1,144
2	M	PRCH		13	SLBC	248	1.000	248
3	M	PRCH		13	SLBC	120	1.000	120
4	M	WODO		13	WODO	324	1.000	324
Total Building Area						1,144		1,144



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Date 04/16/2026
Time 22:51:26
Page 4

660013270

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,970
	Qual 3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (9.97 x 2,970)	29,611		29,611	5,922	23,689
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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Date 04/16/2026
Time 22:51:26
Page 5

Agland Inventory

660013270

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			1.737	122	122	213	213
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.178	142	142	25	25
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.920	72	72	210	210
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			2.765	108	108	299	299
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			34.579	144	144	4,979	4,979
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.246	192	192	47	47
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			11.619	166	166	1,924	1,924
W	WATER	NTV PST	0			7.776	0	0	0	0
NTV PST Totals						61.820			7,697	7,697
Total Agland						61.820			7,697	7,697