



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:29:19
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Assessment Data					Primary Image														
Account 660016081 Parcel ID 000000-00-0-10225-001-0003 Cadastral ID 17-21-16-01340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 71014 KNIGHT, KATHY L 1302 W 13TH ST SOUTH CLAREMORE OK 74017-0000 Parcel Location Situs 01302 W 13TH ST S Subdivision LEEWOOD ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (252)\IMG_0003.JPG 8/22/2023</p>														
Legal Description Lat/Long: 36.29635273 -95.62433968																			
LOT 3 BLOCK 1 LEEWOOD ESTATES					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	Yes	1,000	1,000	2476/813 767/298	KNIGHT, CHARLES R AND/OR	06/02/2015	0 55,000	4 No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 40,964	28,686	11%	3,155	Assessed	12,069	1,115.54										
Year Frozen	2020		Improvements 115,719	81,034		8,914	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 156,683	109,720		12,069	Total Taxable	11,069	1,023.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016081	KNIGHT, KATHY L			17	152,885	1000	11,069	1,023.00										
2024	2024-660016081	KNIGHT, KATHY L			17	156,878	1000	11,069	1,023.00										
2023	2023-660016081	KNIGHT, KATHY L			17	134,946	1000	11,070	1,014.00										
2022	2022-660016081	KNIGHT, KATHY L			17	108,204	1000	10,902	1,009.00										
2021	2021-660016081	KNIGHT, KATHY L			17	112,983	1000	11,070	977.00										
2020	2020-660016081	KNIGHT, KATHY L			17	112,415	1000	11,069	1,014.00										
2019	2019-660016081	KNIGHT, KATHY L			17	106,525	1000	10,718	993.00										
2018	2018-660016081	KNIGHT, KATHY L			17	111,274	1000	11,129	1,028.00										
2017	2017-660016081	KNIGHT, KATHY L			17	110,303	1000	10,776	990.00										
2016	2016-660016081	KNIGHT, KATHY L			17	107,349	1000	10,433	979.00										
2015	2015-660016081	KNIGHT, KATHY L			17	105,008	1000	10,100	911.00										
2014	2014-660016081	KNIGHT, CHARLES R AND/OR			17	108,334	1000	9,777	907.00										
2013	2013-660016081	KNIGHT, CHARLES R AND/OR			17	101,986	1000	9,462	866.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8500	
Non-Ag Acres	0.171	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,448.00 x 5.50 = 40,964	
Factor Value		
Adjustments	1.0000	
Lot Value	40,964	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,398 / 1,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,398
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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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	146,452	104.76	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	145,380		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.85	Total Misc Impr	+	8,361			
Roofing Adj	+ 4.61	Garage Cost	+	11,256			
Subfloor Adj	+ -1.22	Total RCN	=	206,641			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	90,922			
Plumbing Adj	+ 10.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,719			
Adj Base Cost	= 133.78	Lot Value	+	40,964			
Total Area	x 1,398	Indicated Value	=	156,683			
Adjusted Cost	= 187,024	Value Per SqFt		112.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,719		
Lot Value	40,964		
Indicated Value	156,683	112.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,683	112.08	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
PRCH	SLAB PORCH - COVERED	38633		6x6	36	24.16		870
PRCH	SLAB PORCH - COVERED	38634		10x10	100	23.95		2,395

