



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660020343 Parcel ID 000000-00-0-00297-002-0045 Cadastral ID 24-21-14-02350 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310283 KNECHT, JOHN D & MARY L REVOCABLE LIVING TRUST 18144 E 95TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18144 95TH ST Subdivision EASTWOOD LAKE EST II AMD Lot/Block 0045 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>08/15/2022 10:14</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/16/2022</p>														
Legal Description Lat/Long: 36.29112969 -95.76984010																			
LOT 45 BLOCK 2 EASTWOOD LAKE ESTS. 2 AMD.					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	2325/849	KNECHT, JOHN D &	04/25/2013	0	4										
					878/663	SELLER	03/23/1992	0	No										
					867/478		10/23/1991	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	0	Land Value	132,881	86,213	11%	9,483	Assessed	42,911	4,657.47										
Year Frozen	0	Improvements	359,037	303,890		33,428	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0	Total Value	491,918	390,103		42,911	Total Taxable	41,911	4,560.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660020343	KNECHT, JOHN D & MARY L			7	470,120	1000	40,662	4,424.00										
2024	2024-660020343	KNECHT, JOHN D & MARY L			7	444,120	1000	39,448	4,368.00										
2023	2023-660020343	KNECHT, JOHN D & MARY L			7	364,358	1000	38,270	4,147.00										
2022	2022-660020343	KNECHT, JOHN D & MARY L			7	346,602	1000	37,126	4,181.00										
2021	2021-660020343	KNECHT, JOHN D & MARY L			7	355,287	1000	38,082	4,242.00										
2020	2020-660020343	KNECHT, JOHN D & MARY L			7	349,516	1000	37,060	4,123.00										
2019	2019-660020343	KNECHT, JOHN D & MARY L			7	335,919	1000	35,951	4,003.00										
2018	2018-660020343	KNECHT, JOHN D & MARY L			7	345,783	1000	37,036	3,990.00										
2017	2017-660020343	KNECHT, JOHN D & MARY L			7	342,732	1000	36,701	3,990.00										
2016	2016-660020343	KNECHT, JOHN D & MARY L			7	334,242	1000	35,683	3,884.00										
2015	2015-660020343	KNECHT, JOHN D & MARY L			7	323,771	1000	34,615	3,792.00										
2014	2014-660020343	KNECHT, JOHN D & MARY L			7	329,655	1000	34,851	3,848.00										
2013	2013-660020343	KNECHT, JOHN D & MARY L			7	316,426	1000	33,807	3,664.00										



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Lot Data		Square-Foot - NBHD 1136 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.6004							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	69,715.00 x 1.91 = 132,881							
Factor Value								
Adjustments	1.0000							
Lot Value	132,881							
Residential Data				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/16/2022</p>				
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	4 - Good							
Architecture								
Style	100% Two Story							
Exterior Wall	100% Veneer, Stone							
Base/Total Area	2,478 / 3,752							
Style	100% Two Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,478							
Fixture/RghIn	14 /							
Bed/F/H Bath	4 / 2.5 /							
Basement Area								
Garage Type	672 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1979 / 35							
Cost Approach		Manual : 01/2025						
Base Cost	100.73	Total Misc Impr	+	34,134				
Roofing Adj	+ 3.84	Garage Cost	+	30,838				
Subfloor Adj	+ -3.04	Total RCN	=	532,284				
Heat/Cool Adj	+ 16.31	Depreciation (43%)	-	228,882				
Plumbing Adj	+ 6.71	Lump Sums	+	2,745				
Basement Adj	+ 0.00	RCNLD	=	306,147				
Adj Base Cost	= 124.55	Lot Value	+	132,881				
Total Area	x 3,752	Indicated Value	=	439,028				
Adjusted Cost	= 467,312	Value Per SqFt		117.01				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	306,147							
Lot Value	132,881							
Indicated Value	439,028	117.01	Per SqFt					
Agland Value								
Site Improvements	52,890							
Total Value	491,918	131.11	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	49668		636	636	30.89		19,646
BALW	BALCONY - WOOD	121930		13x6	78	35.19		2,745



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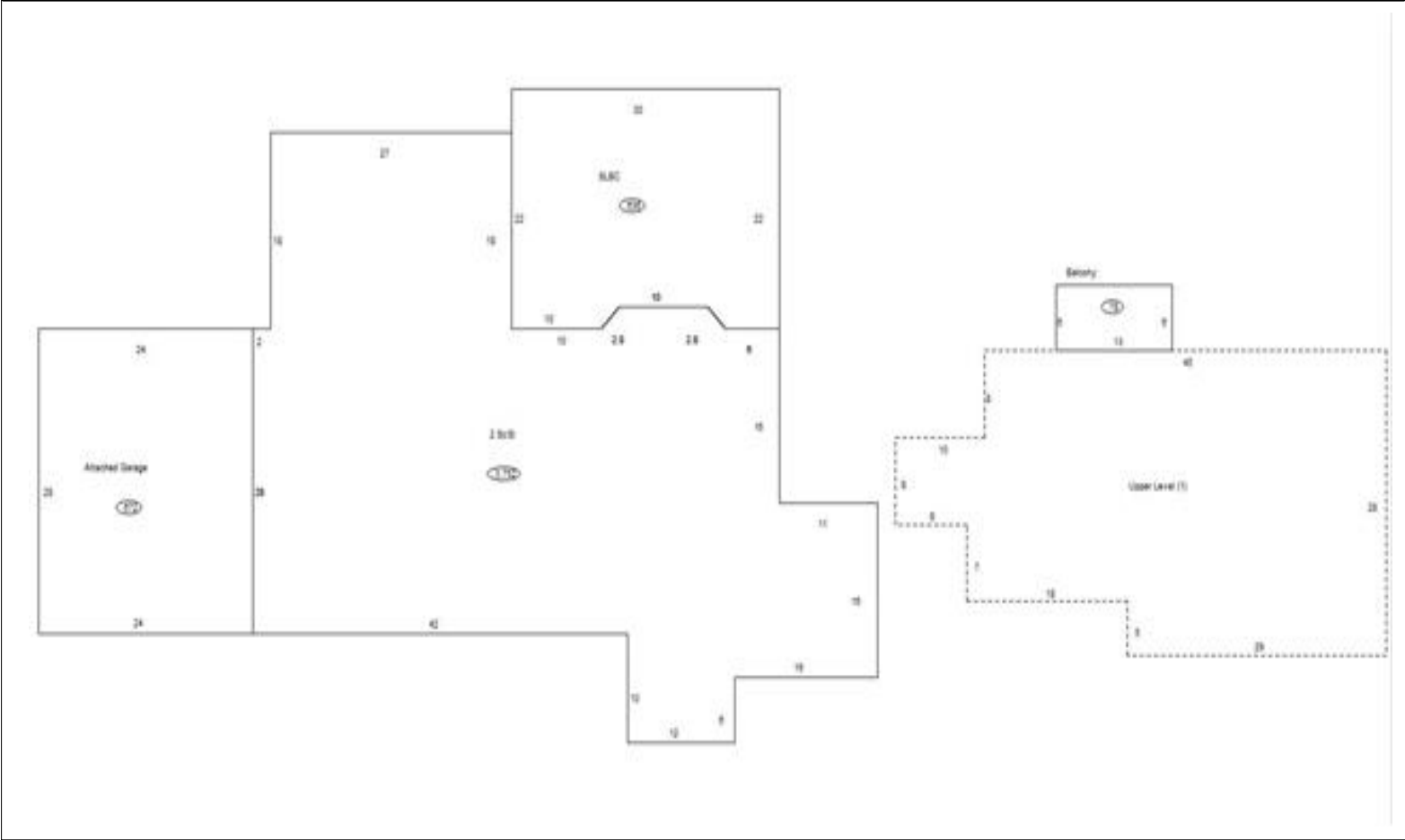
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/Sl	2,478	1.514	3,752
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	636	1.000	636
4	U	^UL		10	Upper Level (1)	1,274	1.000	1,274
5	M	BALW		10	Balcony	78	1.000	78
Total Building Area						2,478		3,752



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x0			2,400
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (25.84 x 2,400)		62,016	62,016	21,706	40,310
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	18,000	12,000
	STGG	STG GOOD	6x10x0			60
	Qual	4	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 60)		562	562	281	281
	STF	STG FAIR	8x16x0			128
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 128)		599	599	300	299