




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:18:38
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Assessment Data					Primary Image																																																																																																																				
Account 660022450 Parcel ID 23N16E-26-4-00000-000-0000 Cadastral ID 26-23-16-02200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 28084 MCKNIGHT, MICHAEL D & WANDA 14741 E 400 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11753 S 4177 PL Subdivision Lot/Block / Parcel Size 5.51 - Acres Sec/Twn/Rng 26 / 23 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-02 2021-2-2\ 2/4/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.44288428 -95.56527951 W 240' S 1000' OF W2 NE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-02 2021-2-2\ 2/4/2021

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Frame, Plywood or
Base/Total Area	2,198 / 2,198
Style	100% One Story
HVAC	100% Individual Heat Pump
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	676 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 52

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	222,597 101.27 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	102,807
Lot Value	
Indicated Value	102,807 46.77 Per SqFt
Agland Value	351
Site Improvements	6,137
Total Value	109,295 49.72 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.36	Total Misc Impr	+ 3,629				
Roofing Adj	+ 4.71	Garage Cost	+ 21,504				
Subfloor Adj	+ 1.19	Total RCN	= 244,779				
Heat/Cool Adj	+ 6.19	Depreciation (58%)	- 141,972				
Plumbing Adj	+ 2.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 102,807				
Adj Base Cost	= 99.93	Lot Value	+ 102,807				
Total Area	x 2,198	Indicated Value	= 102,807				
Adjusted Cost	= 219,646	Value Per SqFt	46.77				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55085	26x6		156	23.26		3,629



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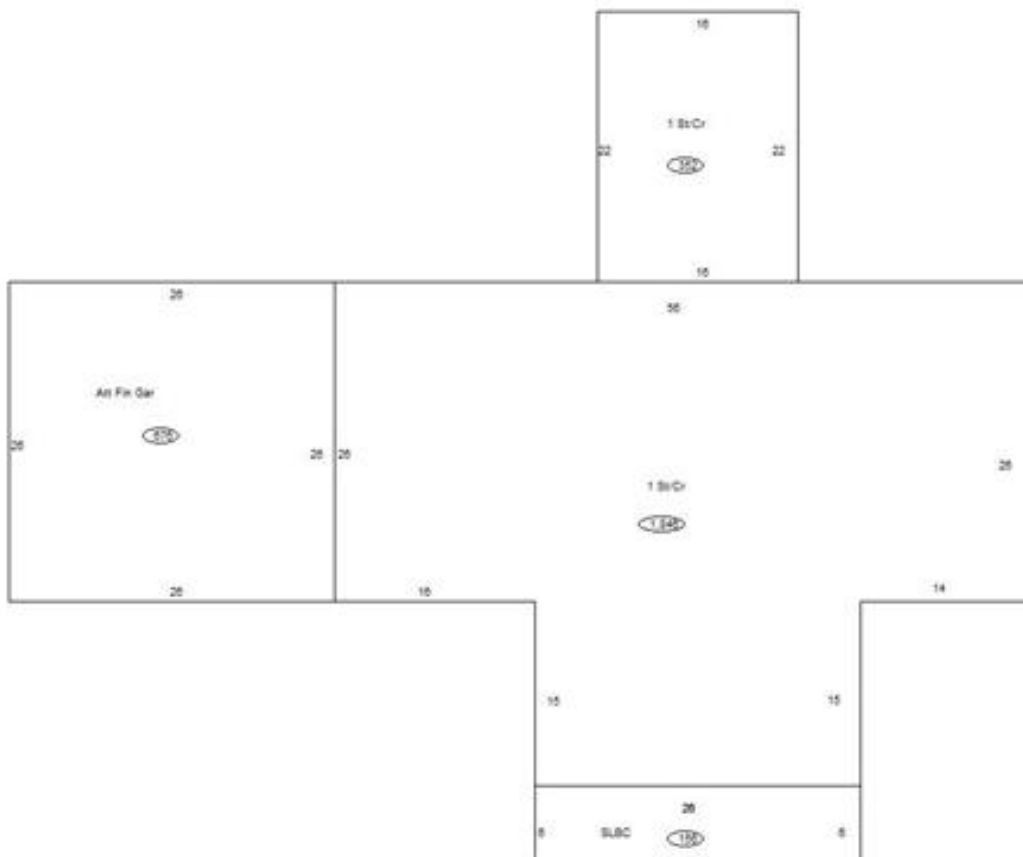
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Sketch Image

660022450



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,846	1.000	1,846
2	M	PRCH		10	SLBC	156	1.000	156
3	R	1	Crawl	10	1 St/Cr	352	1.000	352
4	G	5		10	Att Fin Gar	676	1.000	676
Total Building Area						2,198		2,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	LOAFING SHED	16x20x8	Dirt	Formed Metal	320	
	Qual	3	Cond 2	Year 2000	Eff Age 26		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (7.12 x 320)		2,278		2,278	1,595	683
	UTIL	SHOP BUILDING	20x34x8	Dirt	Formed Metal	680	
	Qual	2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
	Base Cost (25.87 x 680)		17,592		17,592	12,138	5,454



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			3.251	108	108	351	351
NTV PST Totals						3.251			351	351
Total Agland						3.251			351	351