



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:50:43
Page 1

Assessment Data				Primary Image																																																		
Account 660024379 Parcel ID 23N17E-28-4-00000-000-0000 Cadastral ID 28-23-17-02100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 329937 MCKNIGHT, MICHAEL D & WANDA J 15551 S HWY 66 CLAREMORE OK 74017-0000 Parcel Location Situs 18651 E HWY 28A Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 28 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_0011 10/20/2020</p>																																																		
Legal Description Lat/Long: 36.43956443 -95.49615066										Building Permits																																												
SW SE				<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																																													
					/	SEIFRIED, JAMES P	01/24/2020	160,000	YES																																													
					2199/335	SEIFRIED, JOSEPH P	10/04/2011	0	4																																													
					2199/339	SEIFRIED, JAMES P &	10/04/2011	0	4																																													
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>101.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 3,813</td> <td>3,813</td> <td>11%</td> <td>419</td> <td>Assessed</td> <td>2,629</td> <td>267.26</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 20,096</td> <td>20,087</td> <td></td> <td>2,210</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 23,909</td> <td>23,900</td> <td></td> <td>2,629</td> <td>Total Taxable</td> <td>2,629</td> <td>267.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	Remove Cap	2021	Land Value 3,813	3,813	11%	419	Assessed	2,629	267.26	Year Frozen	0	Improvements 20,096	20,087		2,210	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 23,909	23,900		2,629	Total Taxable	2,629	267.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax																																														
Remove Cap	2021	Land Value 3,813	3,813	11%	419	Assessed	2,629	267.26																																														
Year Frozen	0	Improvements 20,096	20,087		2,210	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 23,909	23,900		2,629	Total Taxable	2,629	267.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024379	MCKNIGHT, MICHAEL D &	70	23,204	0	2,552	259.00																																															
2024	2024-660024379	MCKNIGHT, MICHAEL D &	70	46,980	0	4,310	449.00																																															
2023	2023-660024379	MCKNIGHT, MICHAEL D &	70	42,435	0	4,185	436.00																																															
2022	2022-660024379	MCKNIGHT, MICHAEL D &	70	43,099	0	4,063	425.00																																															
2021	2021-660024379	MCKNIGHT, MICHAEL D &	70	35,862	0	3,944	401.00																																															
2020	2020-660024379	MCKNIGHT, MICHAEL D &	70	34,222	0	3,764	398.00																																															
2019	2019-660024379	SEIFRIED, JAMES P	70	33,783	0	3,716	395.00																																															
2018	2018-660024379	SEIFRIED, JAMES P	70	37,408	0	4,115	429.00																																															
2017	2017-660024379	SEIFRIED, JAMES P	70	36,797	0	4,048	424.00																																															
2016	2016-660024379	SEIFRIED, JAMES P	70	37,249	0	4,097	443.00																																															
2015	2015-660024379	SEIFRIED, JAMES P	70	36,586	0	4,024	431.00																																															
2014	2014-660024379	SEIFRIED, JAMES P	70	37,013	0	4,072	430.00																																															
2013	2013-660024379	SEIFRIED, JAMES P	70	38,291	0	4,116	426.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:50:43
 Page 2

Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

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

Primary Image



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_001 10/20/2020

Residential Data

Type
 Condition -
 Quality -
 Architecture
 Style
 Exterior Wall
 Base/Total Area 0 / 0
 Style
 HVAC
 Roof Cover
 Area on Slab 0
 Fixture/RghIn /
 Bed/F/H Bath / /
 Basement Area
 Garage Type
 Remodel
 Year/Eff Age /

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

Value Reconciliation

Selected Approach Cost Approach
 Improvements
 Lot Value
 Indicated Value 0.00 Per SqFt
 Aground Value 3,813
 Site Improvements 20,096
 Total Value 23,909 0.00 Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	0.00	Total Misc Impr	+	0
Roofing Adj	+ 0.00	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0
Plumbing Adj	+ 0.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x 0	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
------	-------------	-----------	------	------	-------	-----------	------	-------



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:50:43
Page 3

660024379

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
GRDT	Garage - Detached		28x50x8	Concrete	Formed Metal	1,400	
Qual	4	Cond	2	Year	1950	Eff Age	76
Interior Finish (Residential)	Finished Area	Fixture Count				47,334	
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD	
Base Cost (37.96 x 1,400)		53,144	47,334	100,478	80,382	20,096	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:50:43
Page 4

Agland Inventory

660024379

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60	0		3.000	108	108	324	324
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		3.000	36	36	108	108
HLC	HECTOR-LINKER FINE SANDY	TMBR	35	0		1.000	63	63	63	63
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63	0		5.000	113	113	567	567
VD	VERDIGRIS SILT LOAM	TMBR	95	0		4.000	171	171	684	684
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		15.000	85	85	1,269	1,269
TMBR Totals						31.000			3,015	3,015
HC	HECTOR STONY SANDY LOAM	IMP PST	20	0		2.000	56	56	112	112
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35	0		7.000	98	98	686	686
IMP PST Totals						9.000			798	798
Total Agland						40.000			3,813	3,813