



# 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	660054003								
Parcel ID	22N17E-36-2-00000-000-0000								
Cadastral ID	36-22-17-00515								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	328887								
KNAPP, KEVIN D JR & IVY A									
21460 E FERN VALLEY RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21460 FERN VALLEY RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	36 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34314682 -95.45061865									
Building Permits									
NW NE NW SW									
Number	Description	Opened	Closed	Amount					
R21	R22- PER VI NEW SHOP	01/2021	08/2021						
R19	R20- POSS NEW SFR PER MRTGE	10/2019	12/2019	208,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SPENCER, TAYLOR & JOHN	09/18/2019	260,000	YES					
/	DORSEY, JOSEPH WAYNE &	07/31/2018	24,000	YES					
2360/620	BOX, MICHAEL F & ROBIN D	10/02/2013	18,500	YES					
1462/799	HELTON, BILLY RAY &	03/27/2002	16,000	YES					
1221/339	STIMSON, TERRANCE J &	03/31/2000	15,500	No					
994/815	DANIELS, JOHNNY R	11/30/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2020	Land Value	48,895	44,125	11%	4,854	Assessed	38,649	3,799.97
Year Frozen	0	Improvements	401,436	307,233		33,795	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	450,331	351,358		38,649	Total Taxable	37,649	3,712.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660054003	KNAPP, KEVIN D JR & IVY A	94	417,866	1000	36,523	3,601.00		
2024	2024-660054003	KNAPP, KEVIN D JR & IVY A	94	331,190	1000	35,430	3,725.00		
2023	2023-660054003	KNAPP, KEVIN D JR & IVY A	94	343,578	1000	34,552	3,706.00		
2022	2022-660054003	KNAPP, KEVIN D JR & IVY A	94	347,012	1000	33,517	3,629.00		
2021	2021-660054003	KNAPP, KEVIN D JR & IVY A	94	280,567	1000	29,723	3,113.00		
2020	2020-660054003	KNAPP, KEVIN D JR & IVY A	94	271,169	0	29,829	3,104.00		
2019	2019-660054003	KNAPP, KEVIN D JR & IVY A	94	24,250	0	2,668	274.00		
2018	2018-660054003	SPENCER, TAYLOR & JOHN	94	21,798	0	2,398	248.00		
2017	2017-660054003	DORSEY, JOSEPH WAYNE &	94	21,798	0	2,398	245.00		
2016	2016-660054003	DORSEY, JOSEPH WAYNE &	94	21,798	0	2,344	238.00		
2015	2015-660054003	DORSEY, JOSEPH WAYNE &	94	21,798	0	2,232	232.00		
2014	2014-660054003	DORSEY, JOSEPH WAYNE &	94	19,326	0	2,126	217.00		
2013	2013-660054003	BOX, MICHAEL F & ROBIN D	94	21,500	0	1,365	138.00		



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.5 <b>Non-Ag Acres</b> 2.4899 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 108,459.00 x .45 = 48,895 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,895		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 4 - Good <b>Architecture</b> TRAD TRADITIONAL <b>Style</b> 100% One Story <b>Exterior Wall</b> 80% Frame, Siding, Wood 20% Veneer, Masonry <b>Base/Total Area</b> 2,422 / 2,422 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 2,422 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 3 / 2.0 / 1.0 <b>Basement Area</b> <b>Garage Type</b> 439 Attached Garage - Finished <b>Remodel</b> <b>Year/Eff Age</b> 2019 / 5		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Masonry
<b>Base/Total Area</b>	2,422 / 2,422
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,422
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	439 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2019 / 5



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	401,882	165.93	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	107.02	<b>Total Misc Impr</b>	+	20,762	
<b>Roofing Adj</b>	+ 5.84	<b>Garage Cost</b>	+	27,648	
<b>Subfloor Adj</b>	+ -4.61	<b>Total RCN</b>	=	375,283	
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 5%)</b>	-	18,764	
<b>Plumbing Adj</b>	+ 10.40	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	356,519	
<b>Adj Base Cost</b>	= 134.96	<b>Lot Value</b>	+	48,895	
<b>Total Area</b>	x 2,422	<b>Indicated Value</b>	=	405,414	
<b>Adjusted Cost</b>	= 326,873	<b>Value Per SqFt</b>		167.39	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	356,519		
<b>Lot Value</b>	48,895		
<b>Indicated Value</b>	405,414	167.39	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	44,917		
<b>Total Value</b>	450,331	185.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144870	284		284	31.99		9,085
PRCH	SLAB PORCH - COVERED	144871	368		368	31.73		11,677



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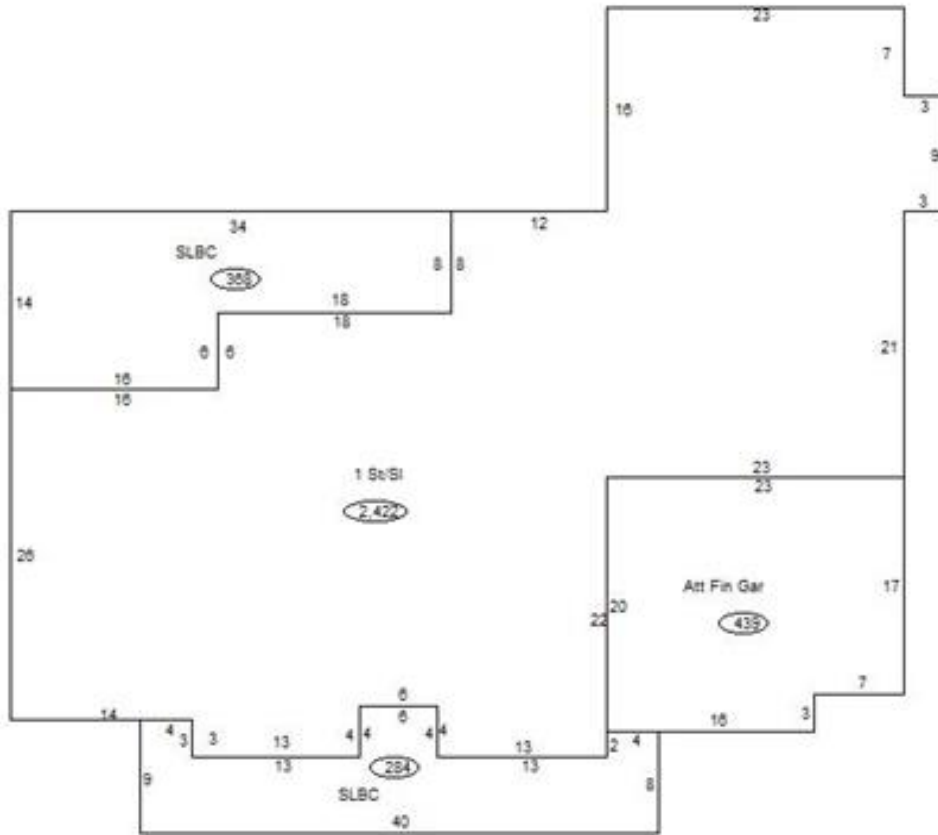
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,422	1.000	2,422
2	G	5		13	Att Fin Gar	439	1.000	439
3	M	PRCH		13	SLBC	284	1.000	284
4	M	PRCH		13	SLBC	368	1.000	368
<b>Total Building Area</b>						2,422		2,422



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	48x36x14	Concrete	Formed Metal	1,728
	Qual	3	Cond 3	Year 2021	Eff Age 4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.95 x 1,728)	48,298	48,298	3,381	44,917