



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:31:02
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| Assessment Data | Primary Image |
|---|-------------------------|
| Account 660074311 Parcel ID 000000-00-0-00550-001-0032 Cadastral ID 31-21-15-03010 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 341433 KNAPP, JASON ANDREW & KRISTEN LYNNE 20140 E 72ND ST N OWASSO OK 74055-0000 Parcel Location Situs 20160 E 72ND ST N Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0032 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS | <p>No Image On File</p> |

| | |
|---|-------------------------|
| Legal Description Lot/Long: 36.25729031 -95.74484357 | Building Permits |
|---|-------------------------|

| Number | Description | Opened | Closed | Amount |
|---|-------------|--------|--------|--------|
| LOT 32 BLOCK 1 OAKRIDGE AT COOPER RANCH | | | | |
| | | | | |

| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
|------|------|--------|---------|-----------|----------|---------------------------|------------|--------|------|
| | | | | | / | GOURD, MICHAEL & KIMBERLY | 04/24/2023 | 95,000 | YES |
| | | | | | / | GOURD, MICHAEL T & | 12/20/2021 | 0 | WB |
| | | | | | / | CODNER, SHARON L | 07/02/2021 | 85,000 | YES |
| | | | | | / | SMIDT, SHIRLEY A | 04/28/2021 | 0 | 4 |
| | | | | | 2478/482 | TABB, CURTIS EUGENE & | 06/03/2015 | 65,000 | YES |
| | | | | | 2194/444 | OLIVER, BILLY C & | 09/09/2011 | 67,000 | YES |

| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 103.438 | Current Tax |
|----------------|------|--------------------|--------|-------------|----------|---------------|---------|-------------|
| Remove Cap | 2024 | Land Value 97,795 | 97,795 | 11% | 10,757 | Assessed | 10,757 | 1,112.68 |
| Year Frozen | 0 | Improvements 0 | 0 | | 0 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value 97,795 | 97,795 | | 10,757 | Total Taxable | 10,757 | 1,113.00 |

| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
|----------|------------------|---------------------------|----------|-------------|------------|---------------|------------|
| 2025 | 2025-660074311 | KNAPP, JASON ANDREW & | 23 | 97,795 | 0 | 10,757 | 1,113.00 |
| 2024 | 2024-660074311 | KNAPP, JASON ANDREW & | 23 | 94,995 | 0 | 10,449 | 1,094.00 |
| 2023 | 2023-660074311 | KNAPP, JASON ANDREW & | 23 | 85,000 | 0 | 9,350 | 946.00 |
| 2022 | 2022-660074311 | GOURD, MICHAEL & KIMBERLY | 23 | 85,000 | 0 | 9,350 | 948.00 |
| 2021 | 2021-660074311 | GOURD, MICHAEL T & | 23 | 56,250 | 0 | 6,188 | 632.00 |
| 2020 | 2020-660074311 | SMIDT, SHIRLEY A | 23 | 56,250 | 0 | 6,188 | 636.00 |
| 2019 | 2019-660074311 | SMIDT, SHIRLEY A | 23 | 56,250 | 0 | 6,188 | 642.00 |
| 2018 | 2018-660074311 | SMIDT, SHIRLEY A | 23 | 56,250 | 0 | 6,188 | 639.00 |
| 2017 | 2017-660074311 | SMIDT, SHIRLEY A | 23 | 56,250 | 0 | 6,188 | 647.00 |
| 2016 | 2016-660074311 | SMIDT, SHIRLEY A | 23 | 65,000 | 0 | 7,150 | 738.00 |
| 2015 | 2015-660074311 | SMIDT, SHIRLEY A | 23 | 65,000 | 0 | 7,150 | 741.00 |
| 2014 | 2014-660074311 | TABB, CURTIS EUGENE & | 23 | 65,000 | 0 | 7,150 | 749.00 |
| 2013 | 2013-660074311 | TABB, CURTIS EUGENE & | 23 | 65,000 | 0 | 7,150 | 742.00 |



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| Lot Data | | Square-Foot - NBHD 1175 #1 | | Primary Image | | | | |
|-----------------------------------|----------------------------|----------------------------|----------|-----------------------------|--------------------|-----------|----------------------|-------|
| Lot Size | | | | | | | | |
| Lot Count | 1 | | | | | | | |
| Units Buildable | 1 | | | | | | | |
| Non-Ag Acres | 1.4026 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | | 0 | | | | | |
| | | | 0 | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 61,098.00 x 2.53 = 154,385 | | | | | | | |
| Factor Value | | | | | | | | |
| Adjustments | 0.6335 | | | | | | | |
| Lot Value | 97,795 | | | | | | | |
| Residential Data | | | | GRM Approach | | | | |
| Type | | | | GRM Code | | | | |
| Condition | - | | | Gross Rent | 0.00 | | | |
| Quality | - | | | Indicated Value | | | | |
| Architecture | | | | Multiple Regression | | | | |
| Style | | | | MRA Code | | | | |
| Exterior Wall | | | | Adusted R | | | | |
| Base/Total Area / | | | | Indicated Value | | | | |
| Style | | | | Direct Comparables | | | | |
| HVAC | | | | Selection Model | A Adam Test | | | |
| Roof Cover | | | | Adjustment Model | 1 2022 Residential | | | |
| Area on Slab | | | | Comparables | | | | |
| Fixture/RghIn / | | | | Indicated Value | | | | |
| Bed/F/H Bath / / | | | | Value Reconciliation | | | | |
| Basement Area | | | | Selected Approach | Cost Approach | | | |
| Garage Type | | | | Improvements | | | | |
| Remodel | | | | Lot Value | 97,795 | | | |
| Year/Eff Age / | | | | Indicated Value | 97,795 | 0.00 | Per SqFt | |
| | | | | Agland Value | | | | |
| | | | | Site Improvements | | | | |
| | | | | Total Value | 97,795 | 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 | + 0 | | | | | |
| 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 | = 0 | | | | | |
| Adj Base Cost | = 0.00 | Lot Value | + 97,795 | | | | | |
| Total Area | x | Indicated Value | = 97,795 | | | | | |
| Adjusted Cost | = 0 | Value Per SqFt | 0.00 | | | | | |
| Miscellaneous Improvements | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |