



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:39:29  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660078857 <b>Parcel ID</b> 21N15E-13-3-00000-000-0000 <b>Cadastral ID</b> 13-21-15-02020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 86524 KNAPP, KEVIN D  TRUSTEE 9201 E 500 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09201 E 500 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 26.67 - Acres <b>Sec/Twn/Rng</b> 13 / 21 / 15 / 3 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29469251 -95.66414722 TR IN S2 SW BEG AT PT ON S/L OF SW 879.29' W OF SE/C; TH W 879 29'; TH N 1318.32'; TH E 879.25'; TH S 1318.26' TO POB																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	3,575 / 5,600
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,575
Fixture/RghIn	22 /
Bed/F/H Bath	7 / 5.0 /
Basement Area	
Garage Type	1,215 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

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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	

Cost Approach				Manual : 01/2025			
Base Cost	99.31	Total Misc Impr	+ 64,115	Roofing Adj	+ 4.00	Garage Cost	+ 62,463
Subfloor Adj	+ -2.75	Total RCN	= 837,162	Heat/Cool Adj	+ 18.45	Depreciation ( 18%)	- 150,689
Plumbing Adj	+ 7.88	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 686,473
Adj Base Cost	= 126.89	Lot Value	+ 686,473	Total Area	x 5,600	Indicated Value	= 686,473
Adjusted Cost	= 710,584	Value Per SqFt	122.58	Adjusted Cost	= 710,584	Value Per SqFt	122.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	686,473		
Lot Value			
Indicated Value	686,473	122.58	Per SqFt
Agland Value	3,264		
Site Improvements	210,008		
Total Value	899,745	160.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	93879		965	965	33.70		32,521
PRCH	SLAB PORCH - COVERED	93880		52x13	676	34.61		23,396



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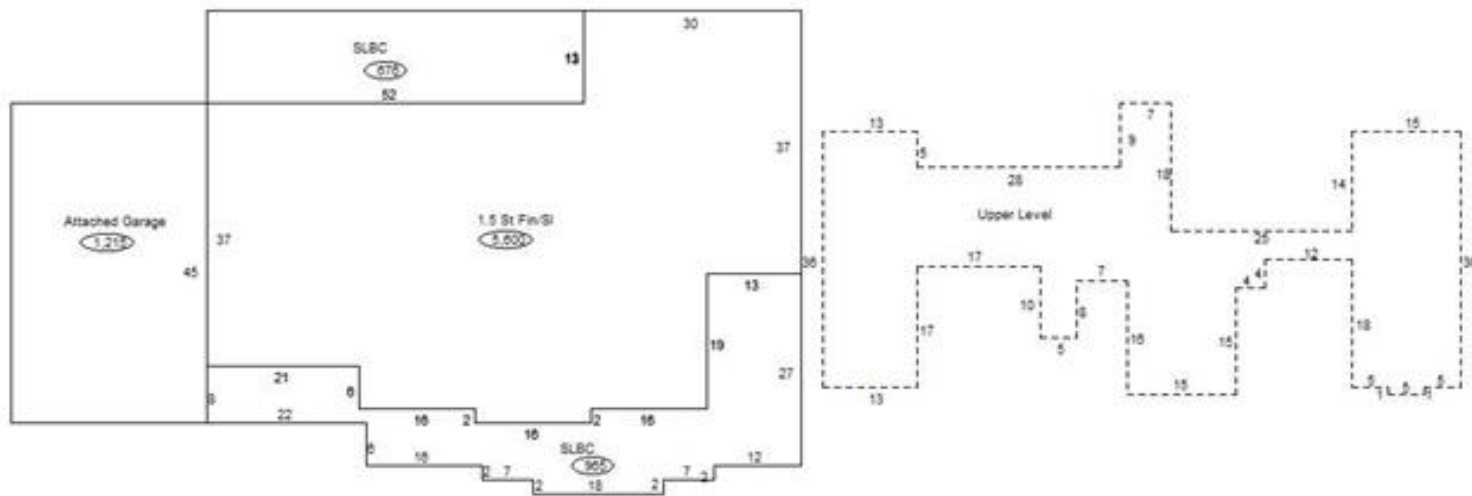
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,575	1.566	5,600
2	G	1		20	Attached Garage	1,215	1.000	1,215
3	U	^UL	Overhang	20	Upper Level	2,025	1.000	2,025
4	M	PRCH		20	SLBC	965	1.000	965
5	M	PRCH		20	SLBC	676	1.000	676
<b>Total Building Area</b>						<b>3,575</b>		<b>5,600</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.71 x 1,500)	43,065		43,065	2,153	40,912
	LT	LEAN-TO	0x0x0			1,280
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 1,280)	3,738		3,738	3,738	
	LT	LEAN-TO	0x0x0			400
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 400)	1,168		1,168	117	1,051
	LT	LEAN-TO	0x0x0			400
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 400)	1,168		1,168	117	1,051
	UTIL	SHOP BUILDING	0x0x0			5,280
	Qual 4	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.23 x 5,280)	138,494		138,494		138,494
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			26.670	122	122	3,264	3,264
<b>NTV PST Totals</b>						26.670			3,264	3,264
<b>Total Agland</b>						26.670			3,264	3,264