



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660086821 Parcel ID 21N16E-28-3-00000-000-0000 Cadastral ID 28-21-16-00120 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 344836 KNIGHT, DALE M & CATHY W REVOCABLE TRUST 23723 S 4150 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23723 S 4150 RD Subdivision Lot/Block / Parcel Size 9 - Acres Sec/Twn/Rng 28 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0022.JPG 1/26/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.26911831 -95.61288903 N/2 SW/4 NW/4 SW/4 LESS THE N 66' THEREOF AND SW/4 NE/4 NW/4 SW/4 AND NW/4 SE/4 NW/4 SW/4																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,448 / 2,973
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.42	Total Misc Impr	+ 33,775				
Roofing Adj	+ 3.96	Garage Cost	+ 29,024				
Subfloor Adj	+ 0.00	Total RCN	= 411,740				
Heat/Cool Adj	+ 14.47	Depreciation (13%)	- 53,526				
Plumbing Adj	+ 7.52	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 358,214				
Adj Base Cost	= 117.37	Lot Value	+ 358,214				
Total Area	x 2,973	Indicated Value	= 358,214				
Adjusted Cost	= 348,941	Value Per SqFt	120.49				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	358,214		
Lot Value			
Indicated Value	358,214	120.49	Per SqFt
Agland Value	1,436		
Site Improvements	69,702		
Total Value	429,352	144.42	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	105631	68x6		408	28.13		11,477
PRCH	SLAB PORCH - COVERED	105633	42x10		420	28.09		11,798
PATO	SLAB PORCH - OPEN	105634	42x10		420	9.69		4,070



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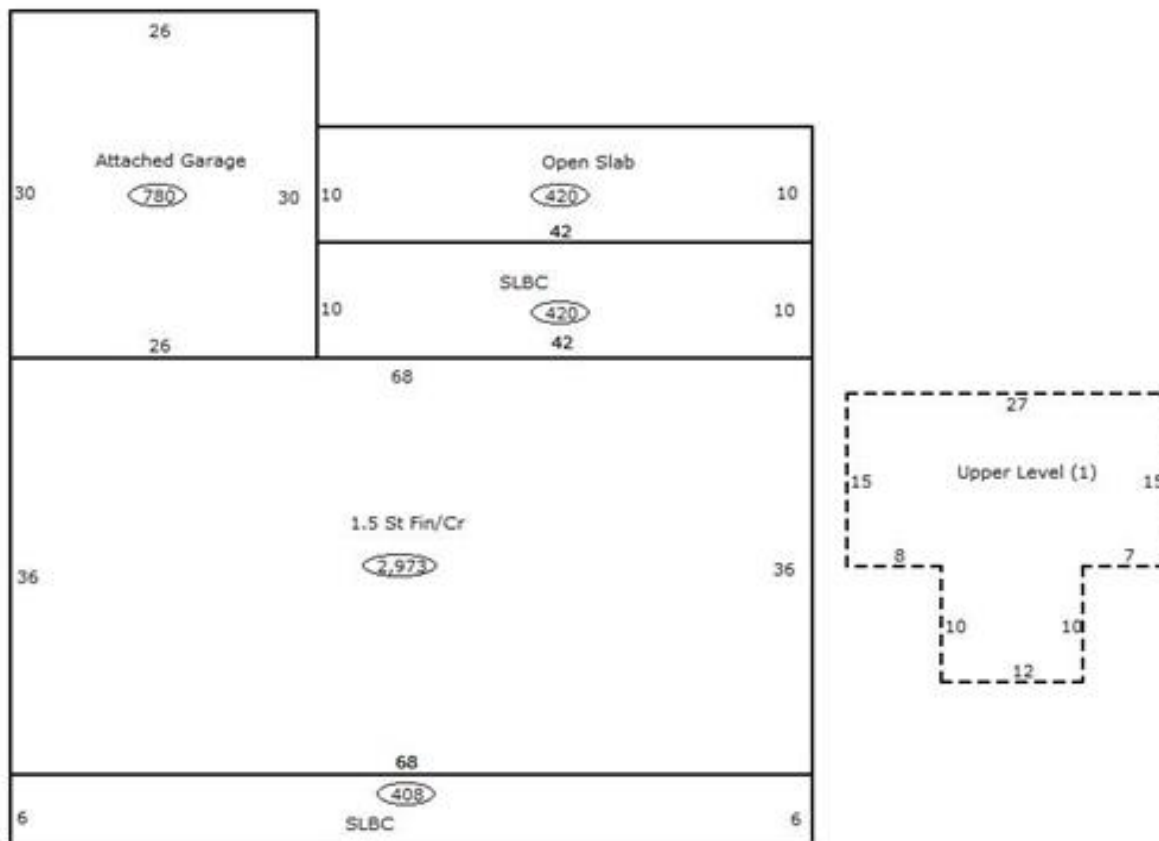
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,448	1.214	2,973
2	M	PRCH		13	SLBC	408	1.000	408
3	G	1		13	Attached Garage	780	1.000	780
4	M	PRCH		13	SLBC	420	1.000	420
5	M	PATO		13	Open Slab	420	1.000	420
6	U	^UL		13	Upper Level (1)	525	1.000	525
Total Building Area						2,448		2,973



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	Cond	Year	2021	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual	3	Cond	3	Year	2011	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (29.91 x 1,500)	44,865		44,865	2,243	42,622
	LT	LEAN-TO	0x0x0			750	
	Qual	3	Cond	3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 750)	2,190		2,190	110	2,080
	STF	STG FAIR	0x0x0				
	Qual	2	Cond		Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					



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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	TMBR	51		0	1.000	92	92	92	92
TMBR Totals						1.000			92	92
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	8.000	168	168	1,344	1,344
IMP PST Totals						8.000			1,344	1,344
Total Agland						9.000			1,436	1,436