



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:39:41  
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Assessment Data				Primary Image						
Account	660095946			No Image On File						
Parcel ID	000000-00-0-00673-000-0000									
Cadastral ID	31-21-15-05060									
Property Type	REAL - Real Property									
Property Class	DENT	VI Area	4							
Tax Area	7 - OWASSO/LIMESTONE FIRE									
Name ID	297282									
KNEES SHALL BOW LLC										
1333 E 41ST PL TULSA OK 74105-4035										
Parcel Location										
Situs										
Subdivision	RIDGE, THE									
Lot/Block	/	Parcel Size	1 - Lots							
Sec/Twn/Rng	31 / 21 / 15 / 5									
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.25638604 -95.75706169				Building Permits						
RIDGE, THE RESERVE A				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax		
Remove Cap	0	Land Value	212,598	0	11%	0	Assessed	0	0.00	
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	212,598	0		0	Total Taxable	0	0.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660095946	KNEES SHALL BOW LLC	7	212,598	0		.00			
2024	2024-660095946	KNEES SHALL BOW LLC	7	278,069	0		.00			
2023	2023-660095946	KNEES SHALL BOW LLC	7	9,773	0		.00			
2022	2022-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2021	2021-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2020	2020-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2019	2019-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2018	2018-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2017	2017-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2016	2016-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2015	2015-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			
2014	2014-660095946	KNEES SHALL BOW LLC	7	9,770	0		.00			



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Lot Data	Square-Foot - NBHD 1074 #1	Primary Image						
Lot Size 675 x 255 Lot Count 1 Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 0 LAND USE 0 Method Square-Foot Base Lot Value 172,125.00 x 1.24 = 212,598 Factor Value Adjustments 1.0000 Lot Value 212,598								
<b>Residential Data</b>								
Type Condition 3 - Average Quality 4 - Good Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
<b>GRM Approach</b>								
GRM Code Gross Rent 0.00 Indicated Value								
<b>Multiple Regression</b>								
MRA Code Adjusted R Indicated Value								
<b>Direct Comparables</b>								
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value								
<b>Cost Approach</b>								
<b>Manual : 01/2025</b>								
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value + 212,598 Indicated Value = 212,598 Value Per SqFt 0.00							
<b>Value Reconciliation</b>								
Selected Approach Cost Approach Improvements Lot Value 212,598 Indicated Value 212,598 0.00 Per SqFt Aground Value Site Improvements Total Value 212,598 0.00 Total Value Per SqFt								
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value