



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:39:43  
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Assessment Data				Primary Image						
Account	660095947			No Image On File						
Parcel ID	000000-00-0-00673-000-0000									
Cadastral ID	31-21-15-05070									
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: 36.25392990 -95.75892487				Building Permits						
RIDGE, THE RESERVE B.				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	900	0	11%	0	Assessed	0	0.00	
Year Frozen	0	Improvements	0	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	900	0	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	2025-660095947	KNEES SHALL BOW LLC			7	900	0		.00	
2024	2024-660095947	KNEES SHALL BOW LLC			7	981	0		.00	
2023	2023-660095947	KNEES SHALL BOW LLC			7	9,773	0		.00	
2022	2022-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2021	2021-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2020	2020-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2019	2019-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2018	2018-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2017	2017-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2016	2016-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2015	2015-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	
2014	2014-660095947	KNEES SHALL BOW LLC			7	9,770	0		.00	



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Lot Data		Square-Foot - NBHD 1074 #1		Primary Image				
Lot Size	6 x 50							
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	300.00 x 3.00 = 900							
Factor Value								
Adjustments	1.0000							
Lot Value	900							
<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>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	900				
Total Area	x	Indicated Value	=	900				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>GRM Approach</b>								
GRM Code								
Gross Rent		0.00						
Indicated Value								
<b>Multiple Regression</b>								
MRA Code								
Adusted R								
Indicated Value								
<b>Direct Comparables</b>								
Selection Model		A Adam Test						
Adjustment Model		1 2022 Residential						
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach		Cost Approach						
Improvements								
Lot Value		900						
Indicated Value		900 0.00 Per SqFt						
Aglard Value								
Site Improvements								
Total Value		900 0.00 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value