



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:23:25  
Page 1

Assessment Data	Primary Image																				
<b>Account</b> 660099772 <b>Parcel ID</b> 0000000-00-000374-001-0026 <b>Cadastral ID</b> 02-20-14-00660 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 327530 KNOTTS, DEREK J & RACHEL A  16920 E SUNSET RIDGE RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16921 E SUNSET RDG <b>Subdivision</b> HIGHLAND POINTE AT STONE CANYON PHASE II <b>Lot/Block</b> 0026 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 2 / 20 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS	<p>660099772 09/10/25</p> <p>660099772_001.JPG 9/18/2025</p>																				
<b>Legal Description</b> Lat/Long: 36.24231552 -95.78870991 LOT 26 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II	<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
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<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>04/29/2019</td> <td>195,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	C.A.B.O. DEVELOPMENT COMPANY LI	04/29/2019	195,000	YES
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
/	C.A.B.O. DEVELOPMENT COMPANY LI	04/29/2019	195,000	YES																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2020	Land Value 233,186	225,736	11%	24,831	Assessed	24,831	2,432.44	
Year Frozen		Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 233,186	225,736		24,831	Total Taxable	24,831	2,432.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099772	KNOTTS, DEREK J &	3	233,186	0	23,649	2,317.00	
2024	2024-660099772	KNOTTS, DEREK J &	3	269,787	0	22,523	2,164.00	
2023	2023-660099772	KNOTTS, DEREK J &	3	195,000	0	21,450	2,010.00	
2022	2022-660099772	KNOTTS, DEREK J &	3	194,997	0	21,450	2,101.00	
2021	2021-660099772	KNOTTS, DEREK J &	3	194,997	0	21,450	2,075.00	
2020	2020-660099772	KNOTTS, DEREK J &	3	194,997	0	21,450	2,072.00	
2019	2019-660099772	KNOTTS, DEREK J &	3	9,258	0	1,018	98.00	
2018	2018-660099772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	95.00	
2017	2017-660099772	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	96.00	



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 Page 2

Lot Data		Square-Foot - NBHD 1041 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	1.509							
Topography								
Street Access								
Utilities								
Amenities	LOT TYPE	0						
	GATED	0						
Method	Square-Foot							
Base Lot Value	65,733.00 x 3.55 = 233,186		660099772		09/10/25			
Factor Value			660099772_001.JPG 9/18/2025					
Adjustments	1.0000		<b>GRM Approach</b>					
Lot Value	233,186		GRM Code					
<b>Residential Data</b>			Gross Rent 0.00					
Type			Indicated Value					
Condition	5 - Very Good		<b>Multiple Regression</b>					
Quality	-		MRA Code AO3 Residential					
Architecture			Adusted R 0.8747					
Style			Indicated Value 233,184 Per SqFt					
Exterior Wall			<b>Direct Comparables</b>					
Base/Total Area /			Selection Model A Adam Test					
Style			Adjustment Model 1 2022 Residential					
HVAC			Comparables					
Roof Cover			Indicated Value					
Area on Slab			<b>Value Reconciliation</b>					
Fixture/RghIn /			Selected Approach Cost Approach					
Bed/F/H Bath / /			Improvements					
Basement Area			Lot Value 233,186					
Garage Type			Indicated Value 233,186 0.00 Per SqFt					
Remodel			Agland Value					
Year/Eff Age /			Site Improvements					
<b>Cost Approach</b>			Total Value 233,186 0.00 Total Value Per SqFt					
Manual : 01/2025								
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	+	233,186				
Total Area	x	Indicated Value	=	233,186				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value