



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:54:48  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660102328 <b>Parcel ID</b> 21N16E-28-3-00000-001-0000 <b>Cadastral ID</b> 28-21-16-00140 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 344836 KNIGHT, DALE M & CATHY W REVOCABLE TRUST  23723 S 4150 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23955 S 4150 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.54 - Acres <b>Sec/Twn/Rng</b> 28 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0019.JPG 1/26/2023</p>																																																																				
<b>Legal Description</b> Lat/Long: 36.26505625 -95.61461714 TR DESC AS COMM SW/C SEC; N00.0403E 242.85' TO POB; N00.0403E 350'; N88.5143E 190.04'; S00.0403W 354'; N89.5557W 190' TO POB.																																																																									
<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>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																																																	
Code	Type	Active	Maximum	Exemption																																																																					
Number	Description	Opened	Closed	Amount																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value</td> <td>49,023</td> <td>34,762</td> <td>11%</td> <td>3,824</td> <td>Assessed</td> <td>12,105 1,321.53</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>85,879</td> <td>75,279</td> <td> </td> <td>8,281</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>134,902</td> <td>110,041</td> <td> </td> <td>12,105</td> <td>Total Taxable</td> <td>12,105 1,322.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2019	Land Value	49,023	34,762	11%	3,824	Assessed	12,105 1,321.53	Year Frozen		Improvements	85,879	75,279		8,281	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	134,902	110,041		12,105	Total Taxable	12,105 1,322.00	<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>KNIGHT, DALE &amp;</td> <td>07/15/2024</td> <td>0</td> <td>WB</td> </tr> <tr> <td>/</td> <td>MCCOMBS, W WAYNE &amp;</td> <td>12/26/2018</td> <td>60,000</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	KNIGHT, DALE &	07/15/2024	0	WB	/	MCCOMBS, W WAYNE &	12/26/2018	60,000	4				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																																																	
Remove Cap	2019	Land Value	49,023	34,762	11%	3,824	Assessed	12,105 1,321.53																																																																	
Year Frozen		Improvements	85,879	75,279		8,281	Penalty	0																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																	
TIF Project ID	0	Total Value	134,902	110,041		12,105	Total Taxable	12,105 1,322.00																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																					
/	KNIGHT, DALE &	07/15/2024	0	WB																																																																					
/	MCCOMBS, W WAYNE &	12/26/2018	60,000	4																																																																					
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>122,506</td> <td>0</td> <td>11,528</td> <td>1,259.00</td> </tr> <tr> <td>2024</td> <td>2024-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>127,341</td> <td>0</td> <td>10,979</td> <td>1,128.00</td> </tr> <tr> <td>2023</td> <td>2023-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>95,059</td> <td>0</td> <td>10,456</td> <td>1,066.00</td> </tr> <tr> <td>2022</td> <td>2022-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>96,824</td> <td>0</td> <td>10,651</td> <td>1,096.00</td> </tr> <tr> <td>2021</td> <td>2021-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>96,621</td> <td>0</td> <td>10,628</td> <td>1,047.00</td> </tr> <tr> <td>2020</td> <td>2020-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>96,329</td> <td>0</td> <td>10,596</td> <td>1,079.00</td> </tr> <tr> <td>2019</td> <td>2019-660102328</td> <td>KNIGHT, DALE M &amp; CATHY W</td> <td>21</td> <td>92,754</td> <td>0</td> <td>10,203</td> <td>1,050.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660102328	KNIGHT, DALE M & CATHY W	21	122,506	0	11,528	1,259.00	2024	2024-660102328	KNIGHT, DALE M & CATHY W	21	127,341	0	10,979	1,128.00	2023	2023-660102328	KNIGHT, DALE M & CATHY W	21	95,059	0	10,456	1,066.00	2022	2022-660102328	KNIGHT, DALE M & CATHY W	21	96,824	0	10,651	1,096.00	2021	2021-660102328	KNIGHT, DALE M & CATHY W	21	96,621	0	10,628	1,047.00	2020	2020-660102328	KNIGHT, DALE M & CATHY W	21	96,329	0	10,596	1,079.00	2019	2019-660102328	KNIGHT, DALE M & CATHY W	21	92,754	0	10,203	1,050.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																		
2025	2025-660102328	KNIGHT, DALE M & CATHY W	21	122,506	0	11,528	1,259.00																																																																		
2024	2024-660102328	KNIGHT, DALE M & CATHY W	21	127,341	0	10,979	1,128.00																																																																		
2023	2023-660102328	KNIGHT, DALE M & CATHY W	21	95,059	0	10,456	1,066.00																																																																		
2022	2022-660102328	KNIGHT, DALE M & CATHY W	21	96,824	0	10,651	1,096.00																																																																		
2021	2021-660102328	KNIGHT, DALE M & CATHY W	21	96,621	0	10,628	1,047.00																																																																		
2020	2020-660102328	KNIGHT, DALE M & CATHY W	21	96,329	0	10,596	1,079.00																																																																		
2019	2019-660102328	KNIGHT, DALE M & CATHY W	21	92,754	0	10,203	1,050.00																																																																		



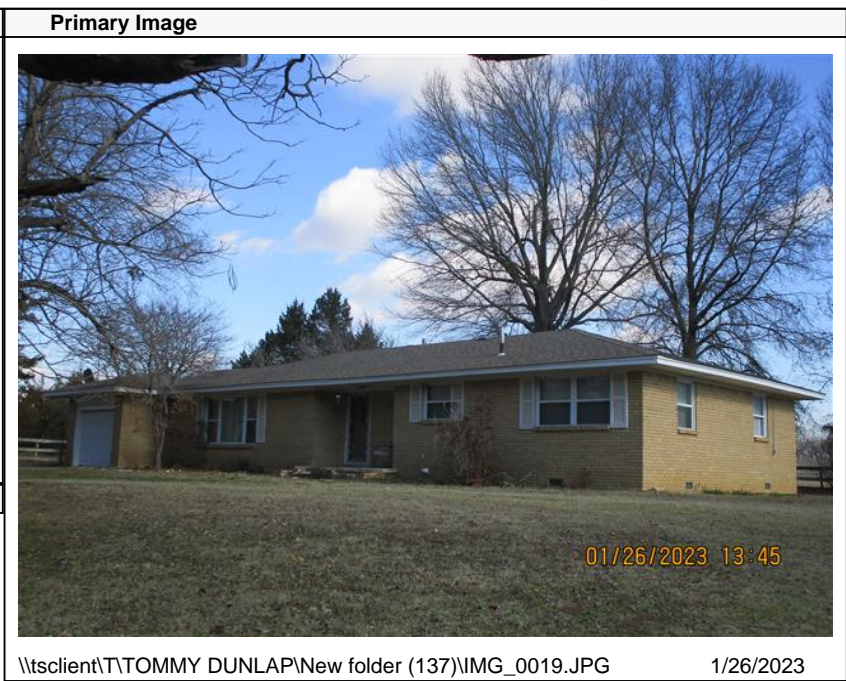
# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:54:48  
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.5577		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	67,855.00 x .72 = 49,023		
Factor Value			
Adjustments	1.0000		
Lot Value	49,023		



\\tsclient\T\tOMMY DUNLAP\New folder (137)\IMG\_0019.JPG 1/26/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	220 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 51

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	113,423 81.02 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	85,879
Lot Value	49,023
Indicated Value	134,902 96.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	134,902 96.36 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.18	Total Misc Impr	+ 14,754
Roofing Adj	+ 4.51	Garage Cost	+ 7,777
Subfloor Adj	+ 1.21	Total RCN	= 204,475
Heat/Cool Adj	+ 11.47	Depreciation ( 58%)	- 118,596
Plumbing Adj	+ 6.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,879
Adj Base Cost	= 129.96	Lot Value	+ 49,023
Total Area	x 1,400	Indicated Value	= 134,902
Adjusted Cost	= 181,944	Value Per SqFt	96.36

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PATO	SLAB PORCH - OPEN	58273	11x11		121	10.67		1,291
PRCH	SLAB PORCH - COVERED	58274	10x3		30	24.17		725
PRCH	SLAB PORCH - COVERED	58275	23x10		230	23.47		5,398
PATO	SLAB PORCH - OPEN	58276	20x12		240	9.35		2,244



# Rogers

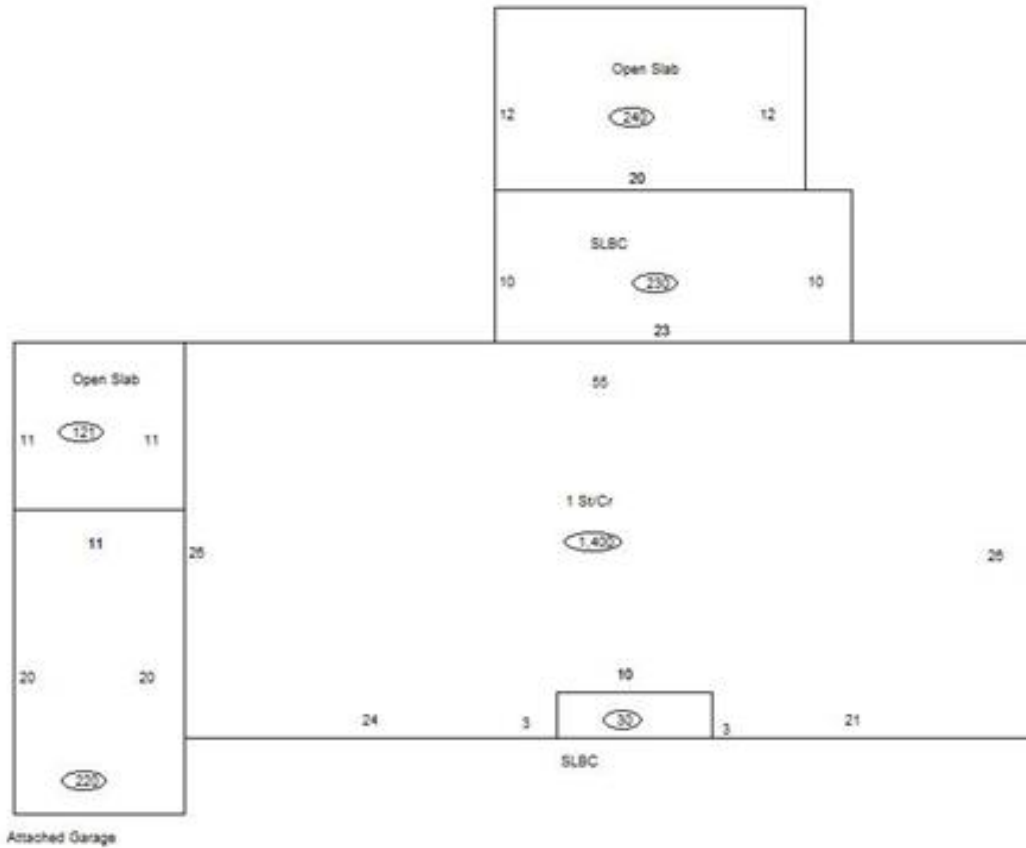
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:54:48  
 Page 3

### Sketch Image

660102328



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,400	1.000	1,400
2	G	1		10	Attached Garage	220	1.000	220
3	M	PATO		10	Open Slab	121	1.000	121
4	M	PRCH		10	SLBC	30	1.000	30
5	M	PRCH		10	SLBC	230	1.000	230
6	M	PATO		10	Open Slab	240	1.000	240
<b>Total Building Area</b>						<b>1,400</b>		<b>1,400</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:54:48  
Page 4

660102328

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	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 (4.68 x )						