



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:23:26
Page 1

Assessment Data					Primary Image				
Account	660105078								
Parcel ID	21N16E-34-1-00000-001-0000								
Cadastral ID	34-21-16-00210								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	333740								
KNIGHT, EMILY L & DAKOTA JONES									
13924 E 520 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	13924 E 520 RD								
Subdivision									
Lot/Block	/	Parcel Size 5 - Acres							
Sec/Twn/Rng	34 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.26292028 -95.58504777									
Building Permits									
W2 NE NW NE									
Number	Description	Opened	Closed	Amount					
R21 206	R23- SPLIT NEW SFR 2424 SQ FT	04/2021	02/2023	250,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	KNIGHT, EMILY L &	02/10/2021	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	463	463	11%	51	Assessed	31,549	
Year Frozen		Improvements	315,219	286,343		31,498	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	315,682	286,806		31,549	Total Taxable	30,549	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105078	KNIGHT, EMILY L &	5	278,453	1000	29,630	2,461.00		
2024	2024-660105078	KNIGHT, EMILY L &	5	292,218	1000	31,144	2,599.00		
2023	2023-660105078	KNIGHT, EMILY L &	5	463	0	51	4.00		
2022	2022-660105078	KNIGHT, EMILY L &	5	463	0	51	4.00		
2021	2021-660105078	KNIGHT, EMILY L	5	463	0	51	4.00		



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Time 10:23:27
Page 2

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,800 / 2,424
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,800
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	315,219		
Lot Value			
Indicated Value	315,219	130.04	Per SqFt
Agland Value	463		
Site Improvements			
Total Value	315,682	130.23	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	87.96	Total Misc Impr	+	24,373
Roofing Adj	+ 3.81	Garage Cost	+	29,696
Subfloor Adj	+ -2.48	Total RCN	=	318,746
Heat/Cool Adj	+ 14.47	Depreciation (2%)	-	6,375
Plumbing Adj	+ 5.43	Lump Sums	+	2,848
Basement Adj	+ 0.00	RCNLD	=	315,219
Adj Base Cost	= 109.19	Lot Value	+	
Total Area	x 2,424	Indicated Value	=	315,219
Adjusted Cost	= 264,677	Value Per SqFt		130.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156349	652		652	27.52		17,943
BALW	Balcony - Wood	156351	15x6		90	31.64		2,848
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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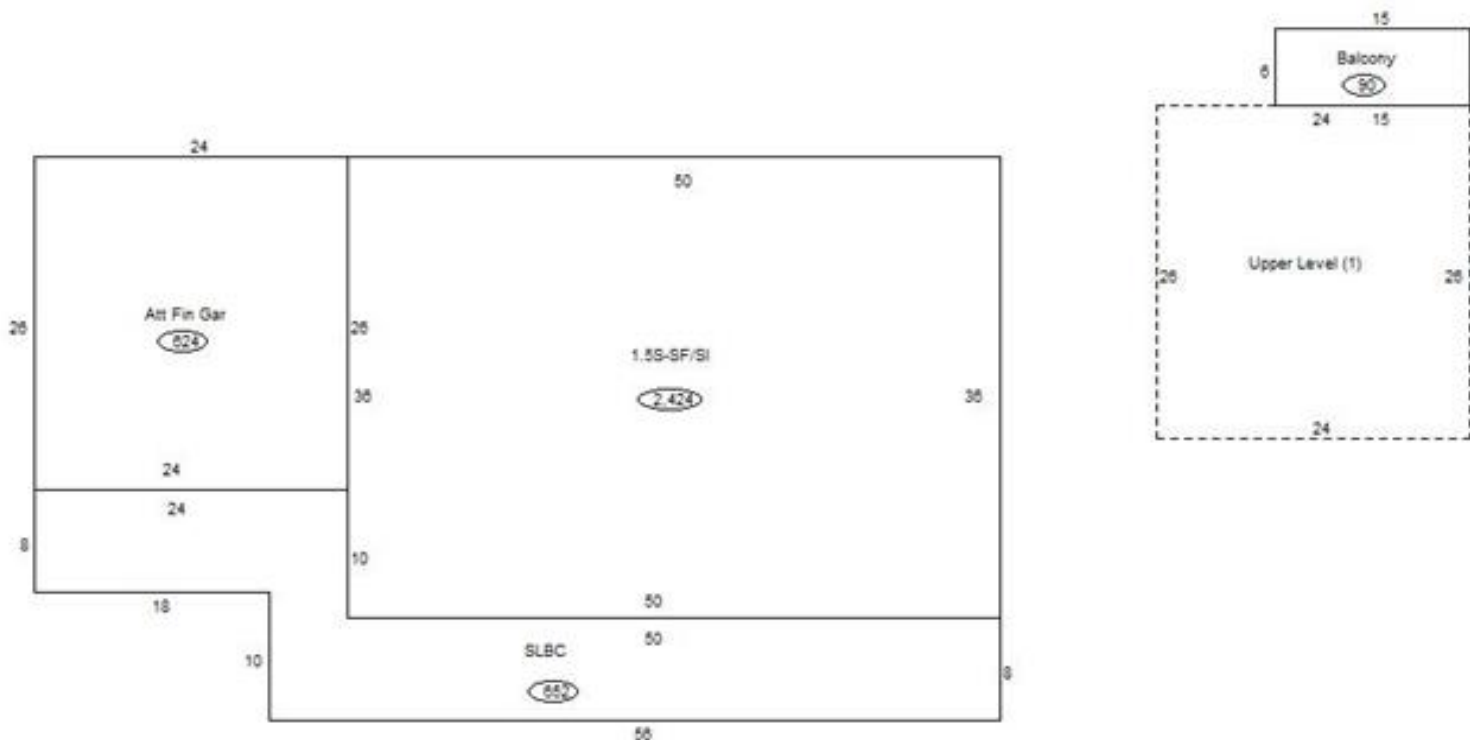
Date 04/18/2026

Time 10:23:27

Page 3

Sketch Image

660105078



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,800	1.347	2,424
2	G	5		13	Att Fin Gar	624	1.000	624
3	M	PRCH		13	SLBC	652	1.000	652
4	U	^UL		13	Upper Level (1)	624	1.000	624
5	M	BALW		13	Balcony	90	1.000	90
Total Building Area						1,800		2,424



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Time 10:23:27
Page 4

Agland Inventory

660105078

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.550	63	63	98	98
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			3.110	113	113	353	353
RS	ROUGH STONY LAND	TMBR	20			.340	36	36	12	12
TMBR Totals						5.000			463	463
Total Agland						5.000			463	463