



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660106425									
Parcel ID	23N15E-01-4-00000-005-0000									
Cadastral ID	01-23-15-00124									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE									
Name ID	340322									
KNIGHT, CYNTHIA										
3744 S 153RD E AVE TULSA OK 74134-0000										
Parcel Location										
Situs	07320 S 4130 RD									
Subdivision										
Lot/Block	/	Parcel Size	3.02 - Acres							
Sec/Twn/Rng	1 / 23 / 15 / 4									
Neighborhood	4030 - OOLOGAH RURAL									
School District	S004 - OOLOGAH SCHOOLS									
Legal Description Lat/Long: 36.50618388 -95.65201253				660106425_001.JPG 4/25/2024						
Legal Description				Building Permits						
N 181.10' S 602.2' E 726' N2 SE NE				Number	Description	Opened	Closed	Amount		
				R23 272	R24 NEW SFR 2670 SQ FT	08/2023	04/2024	365,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	MILK & HONEY ENTERPRISES LLC	11/11/2022	61,500	YES	
					/	MILK & HONEY ENTERPRISES LLC	11/04/2021	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2023	Land Value	60,896	4,862	11%	535	Assessed	31,304	3,386.51	
Year Frozen		Improvements	279,714	279,714		30,769	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	340,610	284,576		31,304	Total Taxable	31,304	3,387.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106425	KNIGHT, CYNTHIA			10	331,499	0	29,812	3,225.00	
2024	2024-660106425	KNIGHT, CYNTHIA			10	60,896	0	44	5.00	
2023	2023-660106425	KNIGHT, CYNTHIA			10	383	0	42	5.00	
2022	2022-660106425	MILK & HONEY ENTERPRISES LLC			10	383	0	42	5.00	



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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.9919	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	130,329.00 x .47 = 60,896	
Factor Value		
Adjustments	1.0000	
Lot Value	60,896	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,986 / 1,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,986
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.86	Total Misc Impr	+	19,288			
Roofing Adj	+ 4.70	Garage Cost	+	22,253			
Subfloor Adj	+ -2.19	Total RCN	=	285,422			
Heat/Cool Adj	+ 12.64	Depreciation (2%)	-	5,708			
Plumbing Adj	+ 5.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	279,714			
Adj Base Cost	= 122.80	Lot Value	+	60,896			
Total Area	x 1,986	Indicated Value	=	340,610			
Adjusted Cost	= 243,881	Value Per SqFt		171.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,714		
Lot Value	60,896		
Indicated Value	340,610	171.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	340,610	171.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160066	32x7		224	26.23		5,876
PRCH	Slab Porch - Covered	160067	25x12		300	25.99		7,797
FPR1	Fireplace - Residential 1 Story			2024	1	5,615.40		5,615



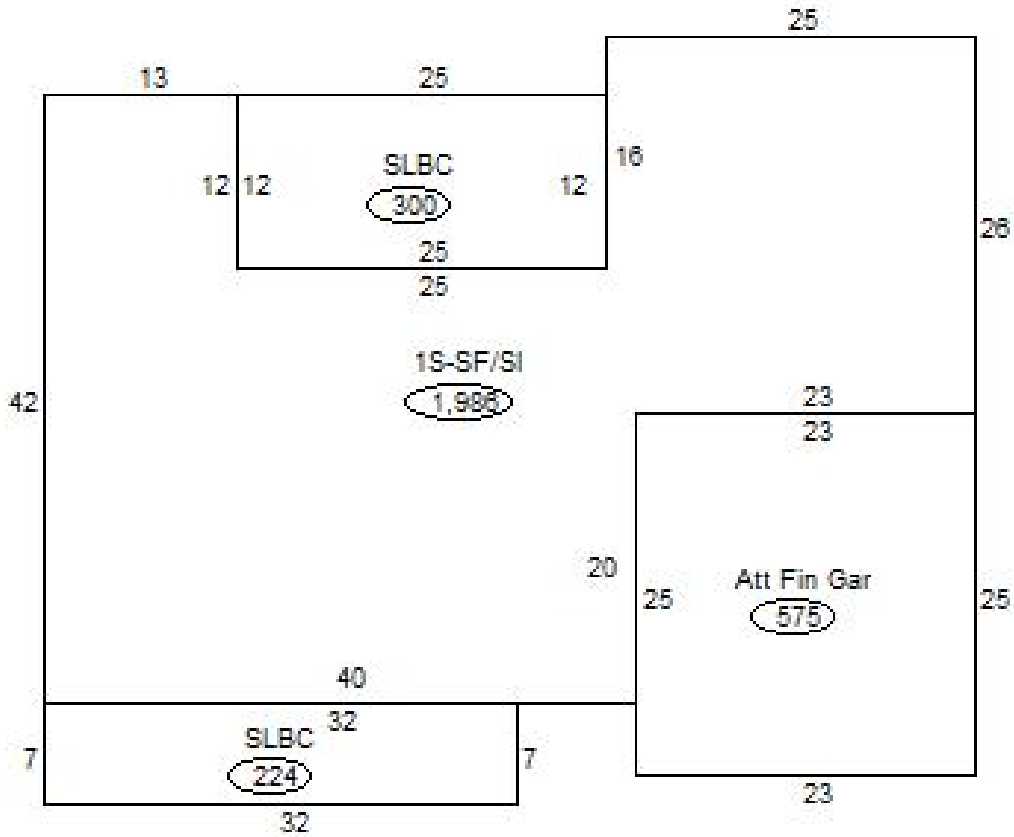
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,986	1.000	1,986
2	G	5		20	Att Fin Gar	575	1.000	575
3	M	PRCH		20	SLBC	224	1.000	224
4	M	PRCH		20	SLBC	300	1.000	300
Total Building Area						1,986		1,986



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80				192	192	0	0
NTV PST Totals						0.000			0	0
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45				126	126	0	0
IMP PST Totals						0.000			0	0
Total Agland						0.000			0	0