




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:30:13
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000179 Parcel ID 000000-00-0-00735-001-0003 Cadastral ID 01-20-15-04360 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRIS Name ID 347213 PIERCE, RONALD JR & AMIE 9105 E SHADY CIR CLAREMORE OK 74019-0000 Parcel Location Situs 09105 E SHADY CIR Subdivision SHADY LANE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000179_001.JPG 9/25/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24181982 -95.67142254 LOT 3 BLOCK 1 SHADY LANE																																																																																																																									
Exemptions <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>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		H	Homestead	No	1,000		H	Homestead	No	1,000		Building Permits <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																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
H	Homestead	No	1,000																																																																																																																						
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>117,122</td> <td>117,122</td> <td>11%</td> <td>12,883</td> <td>Assessed</td> <td>33,016 3,438.02</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>183,028</td> <td>183,028</td> <td></td> <td>20,133</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>300,150</td> <td>300,150</td> <td></td> <td>33,016</td> <td>Total Taxable</td> <td>33,016 3,438.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2026	Land Value	117,122	117,122	11%	12,883	Assessed	33,016 3,438.02	Year Frozen	0	Improvements	183,028	183,028		20,133	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	300,150	300,150		33,016	Total Taxable	33,016 3,438.00	Sale History <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>BEASLEY, WILLIAM & KAYLEIGH</td> <td>05/23/2025</td> <td>300,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>ALAME, JAMIL HOWARD &</td> <td>07/21/2023</td> <td>295,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>MOSS, RANDALL</td> <td>10/15/2021</td> <td>208,000</td> <td>YES</td> </tr> <tr> <td>2119/369</td> <td>MOSS, CAROL ANNE</td> <td>08/06/2010</td> <td>120,000</td> <td>4</td> </tr> <tr> <td>1298/935</td> <td>MOSS, RANDALL A</td> <td>06/22/2001</td> <td>115,000</td> <td>No</td> </tr> <tr> <td>971/408</td> <td>MOLL, FRED &</td> <td>10/07/1994</td> <td>75,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BEASLEY, WILLIAM & KAYLEIGH	05/23/2025	300,000	YES	/	ALAME, JAMIL HOWARD &	07/21/2023	295,000	YES	/	MOSS, RANDALL	10/15/2021	208,000	YES	2119/369	MOSS, CAROL ANNE	08/06/2010	120,000	4	1298/935	MOSS, RANDALL A	06/22/2001	115,000	No	971/408	MOLL, FRED &	10/07/1994	75,000	Yes																																
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																																																																	
Remove Cap	2026	Land Value	117,122	117,122	11%	12,883	Assessed	33,016 3,438.02																																																																																																																	
Year Frozen	0	Improvements	183,028	183,028		20,133	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																																																																	
TIF Project ID	0	Total Value	300,150	300,150		33,016	Total Taxable	33,016 3,438.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BEASLEY, WILLIAM & KAYLEIGH	05/23/2025	300,000	YES																																																																																																																					
/	ALAME, JAMIL HOWARD &	07/21/2023	295,000	YES																																																																																																																					
/	MOSS, RANDALL	10/15/2021	208,000	YES																																																																																																																					
2119/369	MOSS, CAROL ANNE	08/06/2010	120,000	4																																																																																																																					
1298/935	MOSS, RANDALL A	06/22/2001	115,000	No																																																																																																																					
971/408	MOLL, FRED &	10/07/1994	75,000	Yes																																																																																																																					
Assessment History <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>2025-660000179</td><td>PIERCE, RONALD JR & AMIE</td><td>80</td><td>284,443</td><td>1000</td><td>30,289</td><td>3,171.00</td></tr> <tr><td>2024</td><td>2024-660000179</td><td>BEASLEY, WILLIAM & KAYLEIGH</td><td>80</td><td>295,326</td><td>1000</td><td>31,486</td><td>3,029.00</td></tr> <tr><td>2023</td><td>2023-660000179</td><td>BEASLEY, WILLIAM & KAYLEIGH</td><td>80</td><td>208,000</td><td>1000</td><td>21,880</td><td>2,076.00</td></tr> <tr><td>2022</td><td>2022-660000179</td><td>ALAME, JAMIL HOWARD &</td><td>80</td><td>208,000</td><td>0</td><td>22,880</td><td>2,199.00</td></tr> <tr><td>2021</td><td>2021-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>154,491</td><td>1000</td><td>15,160</td><td>1,429.00</td></tr> <tr><td>2020</td><td>2020-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>153,664</td><td>1000</td><td>14,689</td><td>1,388.00</td></tr> <tr><td>2019</td><td>2019-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>145,946</td><td>1000</td><td>14,232</td><td>1,366.00</td></tr> <tr><td>2018</td><td>2018-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>150,432</td><td>1000</td><td>13,788</td><td>1,324.00</td></tr> <tr><td>2017</td><td>2017-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>144,426</td><td>1000</td><td>13,358</td><td>1,287.00</td></tr> <tr><td>2016</td><td>2016-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>140,684</td><td>1000</td><td>12,939</td><td>1,251.00</td></tr> <tr><td>2015</td><td>2015-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>136,581</td><td>1000</td><td>12,534</td><td>1,220.00</td></tr> <tr><td>2014</td><td>2014-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>139,172</td><td>1000</td><td>12,140</td><td>1,119.00</td></tr> <tr><td>2013</td><td>2013-660000179</td><td>MOSS, RANDALL</td><td>80</td><td>132,254</td><td>1000</td><td>11,757</td><td>1,123.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000179	PIERCE, RONALD JR & AMIE	80	284,443	1000	30,289	3,171.00	2024	2024-660000179	BEASLEY, WILLIAM & KAYLEIGH	80	295,326	1000	31,486	3,029.00	2023	2023-660000179	BEASLEY, WILLIAM & KAYLEIGH	80	208,000	1000	21,880	2,076.00	2022	2022-660000179	ALAME, JAMIL HOWARD &	80	208,000	0	22,880	2,199.00	2021	2021-660000179	MOSS, RANDALL	80	154,491	1000	15,160	1,429.00	2020	2020-660000179	MOSS, RANDALL	80	153,664	1000	14,689	1,388.00	2019	2019-660000179	MOSS, RANDALL	80	145,946	1000	14,232	1,366.00	2018	2018-660000179	MOSS, RANDALL	80	150,432	1000	13,788	1,324.00	2017	2017-660000179	MOSS, RANDALL	80	144,426	1000	13,358	1,287.00	2016	2016-660000179	MOSS, RANDALL	80	140,684	1000	12,939	1,251.00	2015	2015-660000179	MOSS, RANDALL	80	136,581	1000	12,534	1,220.00	2014	2014-660000179	MOSS, RANDALL	80	139,172	1000	12,140	1,119.00	2013	2013-660000179	MOSS, RANDALL	80	132,254	1000	11,757	1,123.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000179	PIERCE, RONALD JR & AMIE	80	284,443	1000	30,289	3,171.00																																																																																																																		
2024	2024-660000179	BEASLEY, WILLIAM & KAYLEIGH	80	295,326	1000	31,486	3,029.00																																																																																																																		
2023	2023-660000179	BEASLEY, WILLIAM & KAYLEIGH	80	208,000	1000	21,880	2,076.00																																																																																																																		
2022	2022-660000179	ALAME, JAMIL HOWARD &	80	208,000	0	22,880	2,199.00																																																																																																																		
2021	2021-660000179	MOSS, RANDALL	80	154,491	1000	15,160	1,429.00																																																																																																																		
2020	2020-660000179	MOSS, RANDALL	80	153,664	1000	14,689	1,388.00																																																																																																																		
2019	2019-660000179	MOSS, RANDALL	80	145,946	1000	14,232	1,366.00																																																																																																																		
2018	2018-660000179	MOSS, RANDALL	80	150,432	1000	13,788	1,324.00																																																																																																																		
2017	2017-660000179	MOSS, RANDALL	80	144,426	1000	13,358	1,287.00																																																																																																																		
2016	2016-660000179	MOSS, RANDALL	80	140,684	1000	12,939	1,251.00																																																																																																																		
2015	2015-660000179	MOSS, RANDALL	80	136,581	1000	12,534	1,220.00																																																																																																																		
2014	2014-660000179	MOSS, RANDALL	80	139,172	1000	12,140	1,119.00																																																																																																																		
2013	2013-660000179	MOSS, RANDALL	80	132,254	1000	11,757	1,123.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:30:14
 Page 2

Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3632		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	59,382.00 x 1.16 = 68,895		
Factor Value			
Adjustments	1.7000		
Lot Value	117,122		



660000179_001.JPG 9/25/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,662 / 1,662
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,662
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	STANDARD -
Year/Eff Age	1980 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	201,946 121.51 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	199,470 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,058
Lot Value	117,122
Indicated Value	290,180 174.60 Per SqFt
Agland Value	
Site Improvements	9,970
Total Value	300,150 180.60 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.26	Total Misc Impr	+ 14,504
Roofing Adj	+ 4.88	Garage Cost	+ 19,330
Subfloor Adj	+ -2.31	Total RCN	= 262,209
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 89,151
Plumbing Adj	+ 10.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,058
Adj Base Cost	= 137.41	Lot Value	+ 117,122
Total Area	x 1,662	Indicated Value	= 290,180
Adjusted Cost	= 228,375	Value Per SqFt	174.60

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	568	12x10		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	569	194		194	26.32		5,106
PATO	Patio - Open	174335	13x4		52	11.48		597



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:30:14
 Page 4

660000179

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
	Base Cost (22.15 x 288)		6,379	6,379	638	5,741
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	
	Base Cost (20.98 x 120)		2,518	2,518	353	2,165
	LNT0	Lean To - Attached	8x12x8	Dirt	Formed Metal	96
	Qual	2.5	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (8.93 x 96)		857	857	163	694
	LNT0	Lean To - Attached	8x12x8	Dirt	Formed Metal	96
	Qual	2.5	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (8.93 x 96)		857	857	163	694
	ASC	Awing/Shelter/Carport	20x13x8	Concrete	Formed Metal	260
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	
	Base Cost (4.56 x 260)		1,186	1,186	510	676