Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	17:41:52
Page	1

Assessment Data

Account 660001006
Parcel ID 23N16E-01-2-00000-000-0000
Cadastral ID 01-23-16-01300
Property Type REAL - Real Property
Property Class RR **VI Area** 2
Tax Area 71 - CHELSEA RURAL/FOYIL FIRE
Name ID 309067

MUSSER, RONALD K
REVOCABLE LIVING TRUST

7351 S 4180 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 07351 S 4180 RD
Subdivision
Lot/Block / **Parcel Size** 6.25 - Acres
Sec/Twn/Rng 1 / 23 / 16 / 2
Neighborhood 4050 - CHELSEA FOYIL RURAL
School District S003 - CHELSEA SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.50546686 -95.55983225

TR IN SW NW DESCR: S2 NW SW NW & W2 SW NE SW NW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000
PD	Add-Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
2303/311	GILES, PEGGY K &	02/05/2013	0	4
2026/261	MCCARTY, CHARLES C & CORA~L	04/01/2009	75,000	YES
1157/144	SKARKY, DEBORAH M	08/05/1985	0	No

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap	2010	Land Value	70,598	32,406	11%	3,565	Assessed	14,706	1,407.95
Year Frozen	2026	Improvements	126,443	101,282		11,141	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-166.00
TIF Project ID	0	Total Value	197,041	133,688		14,706	Total Taxable	12,706	1,242.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001006	MUSSER, RONALD K	71	219,317	1000	13,278	1,284.00
2024	2024-660001006	MUSSER, RONALD K	71	209,504	1000	12,862	1,269.00
2023	2023-660001006	MUSSER, RONALD K	71	151,604	1000	12,458	1,242.00
2022	2022-660001006	MUSSER, RONALD K	71	118,782	1000	12,066	1,210.00
2021	2021-660001006	MUSSER, RONALD K	71	118,395	1000	12,023	1,215.00
2020	2020-660001006	MUSSER, RONALD K	71	117,736	1000	11,727	1,199.00
2019	2019-660001006	MUSSER, RONALD K	71	112,338	1000	11,357	1,180.00
2018	2018-660001006	MUSSER, RONALD K	71	117,678	1000	11,072	1,140.00
2017	2017-660001006	MUSSER, RONALD K	71	116,670	1000	10,720	1,115.00
2016	2016-660001006	MUSSER, RONALD K	71	103,444	1000	10,379	1,097.00
2015	2015-660001006	MUSSER, RONALD K	71	103,338	1000	10,247	1,071.00
2014	2014-660001006	MUSSER, RONALD K	71	103,352	1000	9,920	1,069.00
2013	2013-660001006	MUSSER, RONALD K	71	107,396	1000	9,602	1,021.00

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Date	**04/17/2026**
Time	**17:41:52**
Page	**2**

Lot Data

Square-Foot - NBHD 4050 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	6.3337	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	275,896.00 x .26 = 70,598	
Factor Value		
Adjustments	1.0000	
Lot Value	70,598	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/Rghln	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	936 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,385	143.02	**Per SqFt**

Direct Comparables

Selection Model	1	Res
Adjustment Model	A2	AO Test
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		93.67	**Total Misc Impr**	+	22,788
Roofing Adj	+	5.12	**Garage Cost**	+	29,500
Subfloor Adj	+	1.16	**Total RCN**	=	208,848
Heat/Cool Adj	+	0.82	**Depreciation (42%)**	-	87,716
Plumbing Adj	+	6.17	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	121,132
Adj Base Cost	=	106.94	**Lot Value**	+	70,598
Total Area	x	1,464	**Indicated Value**	=	191,730
Adjusted Cost	=	156,560	**Value Per SqFt**		130.96

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	121,132		
Lot Value	70,598		
Indicated Value	191,730	130.96	**Per SqFt**
Agland Value			
Site Improvements	5,311		
Total Value	197,041	134.59	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2791	6x4		24	23.71		569
PATO	SLAB PORCH - OPEN	2792	48x8		384	8.02		3,080
EPSW	ENCLOSED PORCH - SOLID WALL	2793	32x10		320	59.81		19,139

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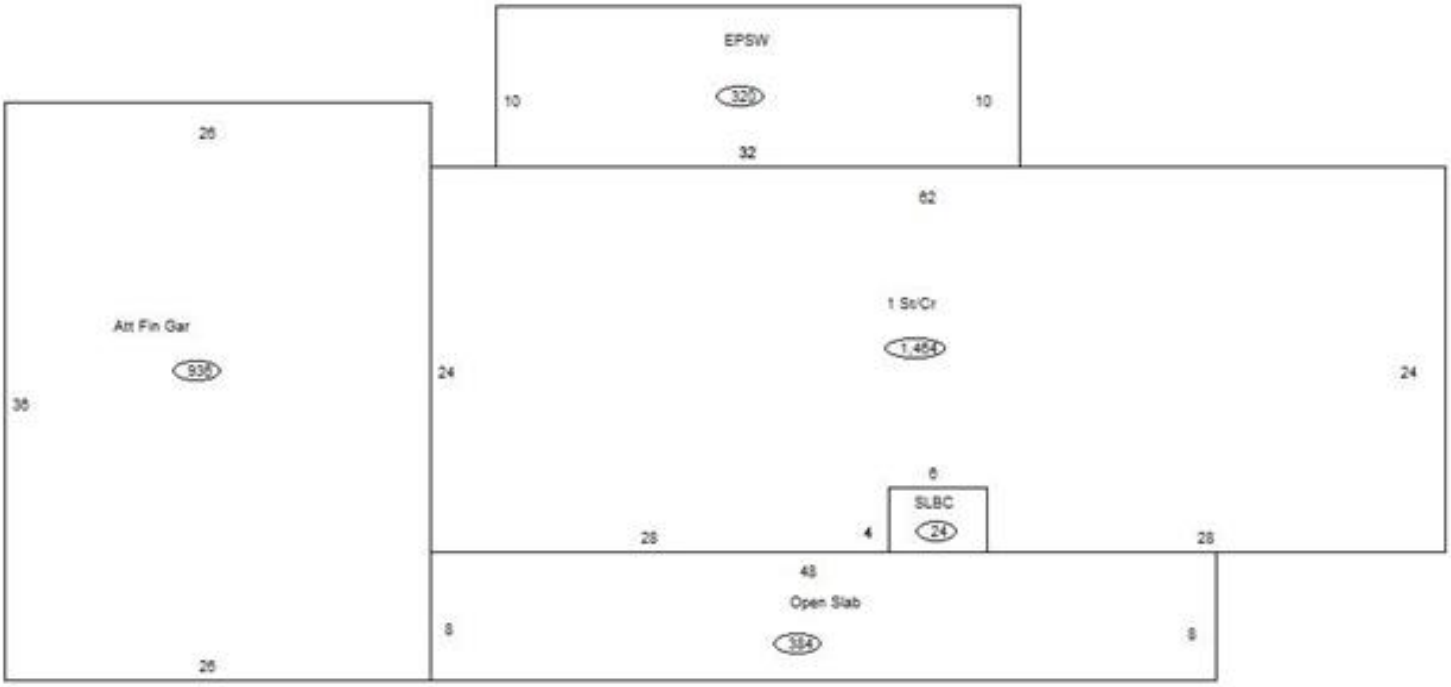
Date	**04/17/2026**
Time	**17:41:52**
Page	**3**

Sketch Image 660001006



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,464	1.000	1,464
2	G	5		10	Att Fin Gar	936	1.000	936
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PATO		10	Open Slab	384	1.000	384
5	M	EPSW		10	EPSW	320	1.000	320
					Total Building Area	1,464		1,464

Outbuildings/Site Improvements 660001006

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x20x8	Base	Formed Metal	480
	Qual 2	**Cond** 3	**Year** 2010	**Eff Age** 12		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (46% Phys/ % Func)**	**RCNLD**
	Base Cost (16.60 x 480)	7,968		7,968	3,665	4,303
	LNTO	LEAN-TO	24x10x10	Gravel	Formed Metal	240
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (52% Phys/ % Func)**	**RCNLD**
	Base Cost (8.75 x 240)	2,100		2,100	1,092	1,008