




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:16:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001254 Parcel ID 20N16E-02-2-00000-000-0000 Cadastral ID 02-20-16-01600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 276927 MOSELEY, MARK ALLAN PO BOX 1614 CLAREMORE OK 74018-1614 Parcel Location Situs 25303 S 4170 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-10\IMG 9/10/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24454959 -95.58079437																																																																																																																									
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Date 04/17/2026
 Time 03:16:03
 Page 2

Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	9.8425	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	428,741.00 x .37 = 159,711	
Factor Value		
Adjustments	1.0000	
Lot Value	159,711	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,912 / 1,912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,912
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 32

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-10\IMG 9/10/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,960	119.23	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	114.18	Total Misc Impr	+	8,797	
Roofing Adj	+ 4.74	Garage Cost	+	19,457	
Subfloor Adj	+ -2.24	Total RCN	=	287,024	
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	114,810	
Plumbing Adj	+ 6.02	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	172,214	
Adj Base Cost	= 135.34	Lot Value	+	159,711	
Total Area	x 1,912	Indicated Value	=	331,925	
Adjusted Cost	= 258,770	Value Per SqFt		173.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,214		
Lot Value	159,711		
Indicated Value	331,925	173.60	Per SqFt
Agland Value			
Site Improvements	24,514		
Total Value	356,439	186.42	Total Value Per SqFt

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	3337	12x4		48	26.78		1,285
PATO	SLAB PORCH - OPEN	3338	16x11		176	10.78		1,897



Rogers

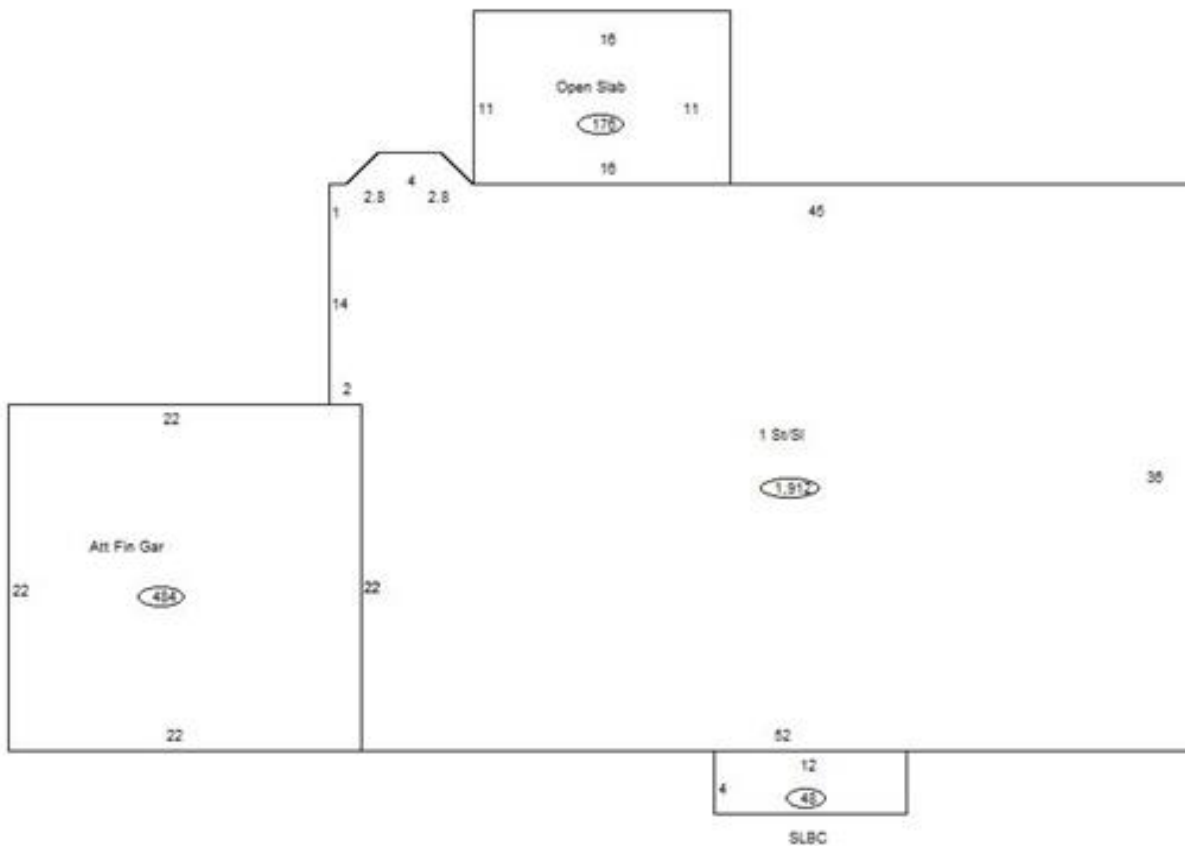
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Date 04/17/2026
 Time 03:16:03
 Page 3

Sketch Image

660001254



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,912	1.000	1,912
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	176	1.000	176
Total Building Area						1,912		1,912



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Page 4

660001254

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Base	Formed Metal	360
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)		RCNLD
Base Cost (4.38 x 360)		1,577		1,577 520		1,057
	PCPT	Carport - Portable	18x25x8	Base	Formed Metal	450
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)		RCNLD
Base Cost (4.38 x 450)		1,971		1,971 650		1,321
	EQSH	Equipment Shed	40x60x14	Dirt	Formed Metal	2,400
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (17.76 x 2,400)		42,624		42,624 20,886		21,738
	LOAF	Loafing Shed	12x18x8	Dirt	Galvanized Metal	216
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)		RCNLD
Base Cost (6.36 x 216)		1,374		1,374 976		398