




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:22:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004347 <b>Parcel ID</b> 000000-00-0-10525-002-0023 <b>Cadastral ID</b> 05-21-16-08980 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 301610 MOSELEY, MARY RENEE  1461 PARADISE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01461 PARADISE LN <b>Subdivision</b> WILL ROGERS HGTS IV <b>Lot/Block</b> 0023 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0020.JPG 4/19/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32387783 -95.62747001																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.2302	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,029.00 x 4.77 = 47,828	
Factor Value		
Adjustments	1.0000	
Lot Value	47,828	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,464
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	155,863	106.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	174,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+	8,549			
Roofing Adj	+ 4.45	Garage Cost	+	12,487			
Subfloor Adj	+ -1.18	Total RCN	=	210,331			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	92,546			
Plumbing Adj	+ 9.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	117,785			
Adj Base Cost	= 129.30	Lot Value	+	47,828			
Total Area	x 1,464	Indicated Value	=	165,613			
Adjusted Cost	= 189,295	Value Per SqFt		113.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,785		
Lot Value	47,828		
Indicated Value	165,613	113.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,613	113.12	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11221		42	42	24.14		1,014
PATO	SLAB PORCH - OPEN	11222	20x14		280	8.71		2,439



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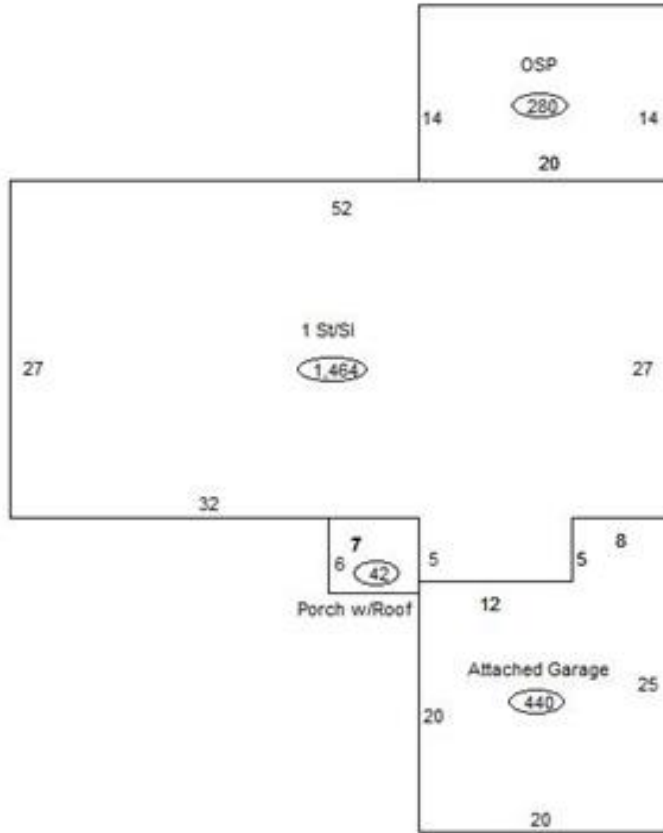
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,464	1.000	1,464
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	280	1.000	280
<b>Total Building Area</b>						1,464		1,464



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						