



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:29:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004401 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-12850 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305414 MOSS, TIMOTHY D & ELLEN M CO TRUSTEES 14030 S 4230 CHELSEA OK 74016-0000 Parcel Location Situs 01404 W 17TH ST N Subdivision Lot/Block / Parcel Size .24 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32608640 -95.62446032																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.98		
Non-Ag Acres	0.2145		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,343.00 x .88 = 8,222		
Factor Value			
Adjustments	1.0000		
Lot Value	8,222		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,006 / 2,006
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,006
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	218,730	109.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.04	Total Misc Impr	+ 8,009
Roofing Adj	+ 3.83	Garage Cost	+ 17,685
Subfloor Adj	+ -0.42	Total RCN	= 293,114
Heat/Cool Adj	+ 11.22	Depreciation (27%)	- 79,141
Plumbing Adj	+ 8.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 213,973
Adj Base Cost	= 133.31	Lot Value	+ 8,222
Total Area	x 2,006	Indicated Value	= 222,195
Adjusted Cost	= 267,420	Value Per SqFt	110.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,973		
Lot Value	8,222		
Indicated Value	222,195	110.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,195	110.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11416	18x5		90	25.78		2,320
PRCH	SLAB PORCH - COVERED	11417	18x5		90	25.78		2,320
PRCH	SLAB PORCH - COVERED	11418	19x4		76	25.83		1,963
PATO	SLAB PORCH - OPEN	11419	19x7		133	10.57		1,406



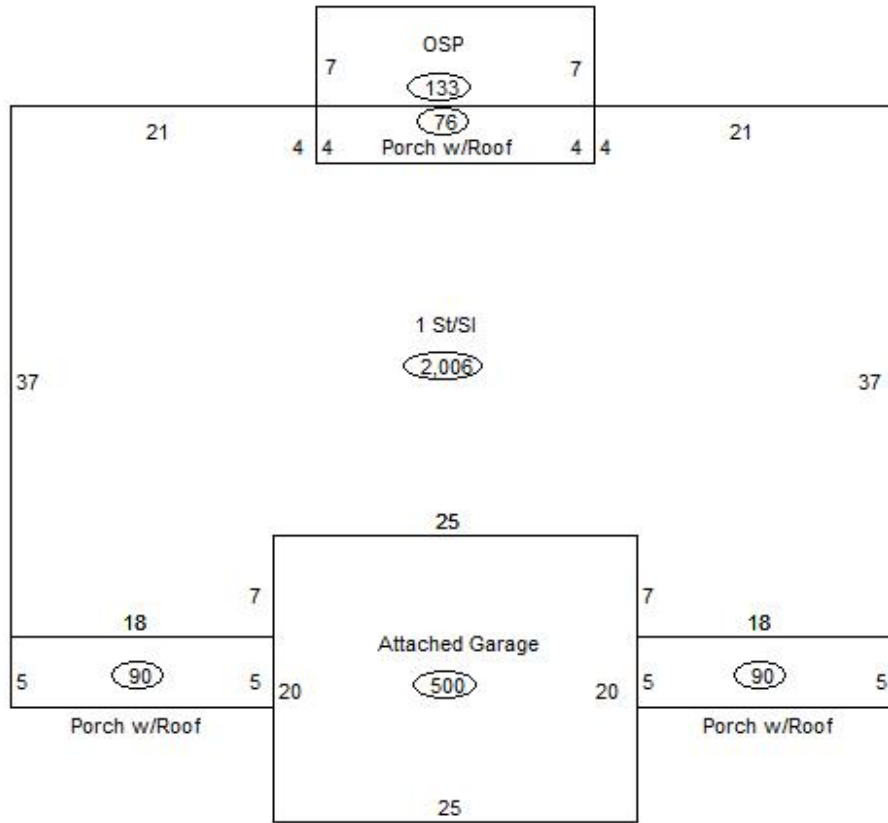
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Sketch Image

660004401



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,006	1.000	2,006
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	90	1.000	90
5	M	PRCH		13	SLBC	76	1.000	76
6	M	PATO		13	Open Slab	133	1.000	133
Total Building Area						2,006		2,006