



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:30:22
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Assessment Data					Primary Image																																																																																																																				
Account 660004423 Parcel ID 21N17E-05-1-00000-000-0000 Cadastral ID 05-21-17-00200 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 324796 MOSELEY, DANIEL JOEL 17474 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17478 E 470 RD Subdivision Lot/Block / Parcel Size 4.83 - Acres Sec/Twn/Rng 5 / 21 / 17 / 1 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33577637 -95.51516951																																																																																																																									
TR DESC 2025-002546 AS BEG NW/C GOVT LOT 2; S01.0835E 541.95'; N60.0053E 802.58'; N01.1110W 158.73'; S88.3208W 501.66'; S00.4819E 195.34'; S86.5719W 178.11'; N03.0302W 200.31'; S88.3206W 15.42' TO POB.					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>R19</td> <td>R20- ADDITIONL 911 ADDRESS</td> <td>02/2019</td> <td>05/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- ADDITIONL 911 ADDRESS	02/2019	05/2019																																																																																																							
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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	210,395.00 x .35 = 74,157		
Factor Value			
Adjustments	1.0000		
Lot Value	74,157		



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-31\IMG_ 3/31/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	110,359	71.85	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	93.31	Total Misc Impr	+ 22,557
Roofing Adj	+ 5.06	Garage Cost	+
Subfloor Adj	+ 1.19	Total RCN	= 192,393
Heat/Cool Adj	+ 1.84	Depreciation (62%)	- 119,284
Plumbing Adj	+ 9.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,109
Adj Base Cost	= 110.57	Lot Value	+ 74,157
Total Area	x 1,536	Indicated Value	= 147,266
Adjusted Cost	= 169,836	Value Per SqFt	95.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,109		
Lot Value	74,157		
Indicated Value	147,266	95.88	Per SqFt
Agland Value			
Site Improvements	14,328		
Total Value	161,594	105.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	11449	38x8		304	61.11		18,577
PRCH	SLAB PORCH - COVERED	11450	24x7		168	23.69		3,980



Rogers

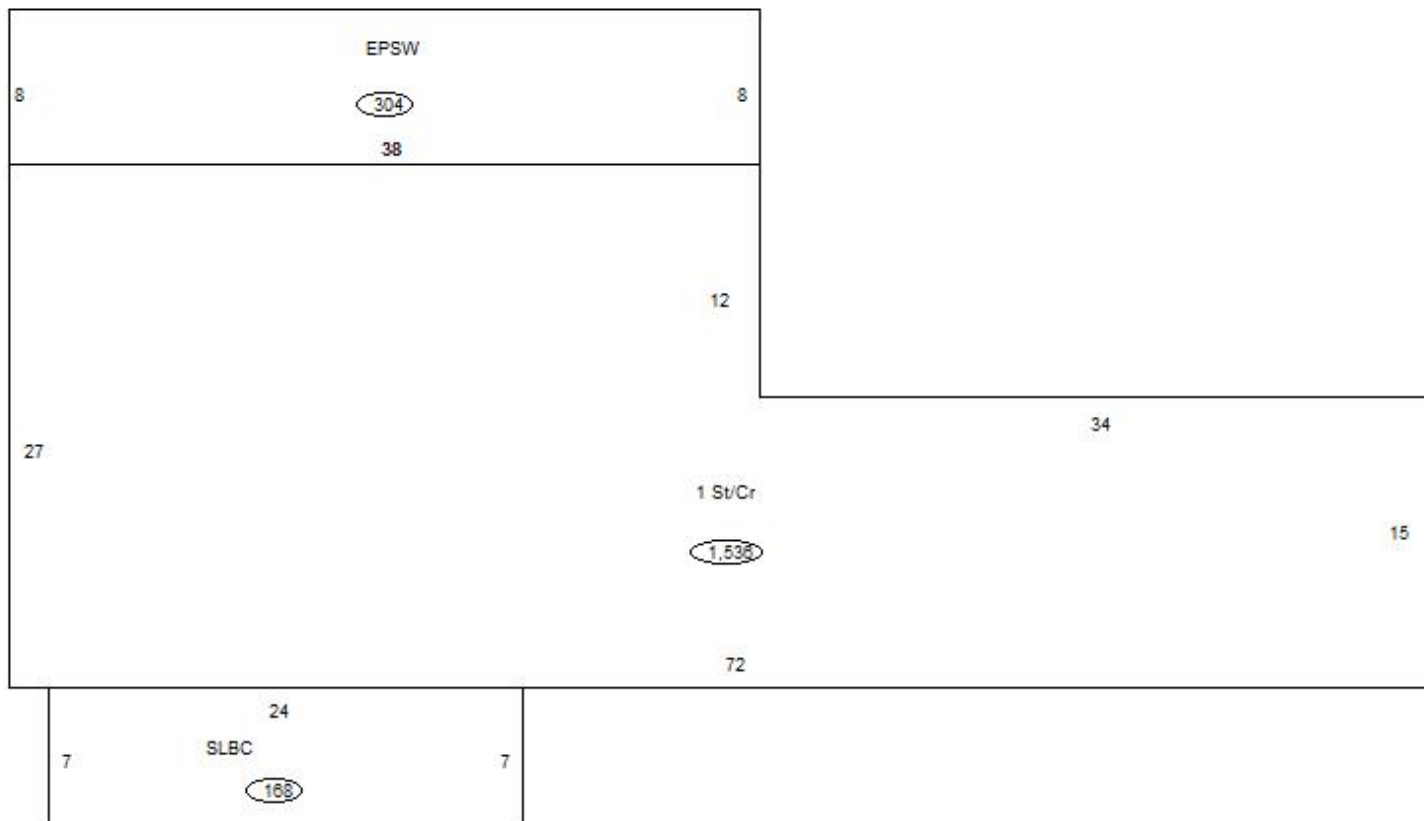
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,536	1.000	1,536
2	M	EPSW		10	EPSW	304	1.000	304
3	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,536		1,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,040	
	Qual 2	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (31.07 x 1,040)		32,313		32,313	21,003	11,310
	BARN	BARN	0x0x0			576	
	Qual 3	Cond 3	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 576)		6,036		6,036	3,018	3,018
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	BARN	BARN	0x0x0				
	Qual	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (11.51 x)						