



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:00:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005635 Parcel ID 000000-00-0-10503-002-0017 Cadastral ID 06-21-16-05580 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 252968 MOSIER, ROGER L & VICKI L 1905 COLLEGE PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01905 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0017 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32934631 -95.64505526																																																																																																																									
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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4587 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 107,099.00 x .91 = 97,470 Factor Value Adjustments 1.0000 Lot Value 97,470		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	5% Veneer, Stone 95% Veneer, Masonry
Base/Total Area	2,942 / 2,942
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,942
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1993 / 16

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-2\IMG_001 11/2/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	411,221	139.78	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99,54	Total Misc Impr	+	37,213			
Roofing Adj	+ 5.03	Garage Cost	+	20,766			
Subfloor Adj	+ -3.22	Total RCN	=	424,140			
Heat/Cool Adj	+ 14.47	Depreciation (17%)	-	72,104			
Plumbing Adj	+ 8.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	352,036			
Adj Base Cost	= 124.46	Lot Value	+	97,470			
Total Area	x 2,942	Indicated Value	=	449,506			
Adjusted Cost	= 366,161	Value Per SqFt		152.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,036		
Lot Value	97,470		
Indicated Value	449,506	152.79	Per SqFt
Agland Value			
Site Improvements	71,267		
Total Value	520,773	177.01	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	13465	31x9		279	28.54		7,963
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	13467	22x18		396	31.14		12,331
PRCH	SLAB PORCH - COVERED	13468	10x10		100	29.21		2,921
PATO	SLAB PORCH - OPEN	148677	88		88	12.93		1,138
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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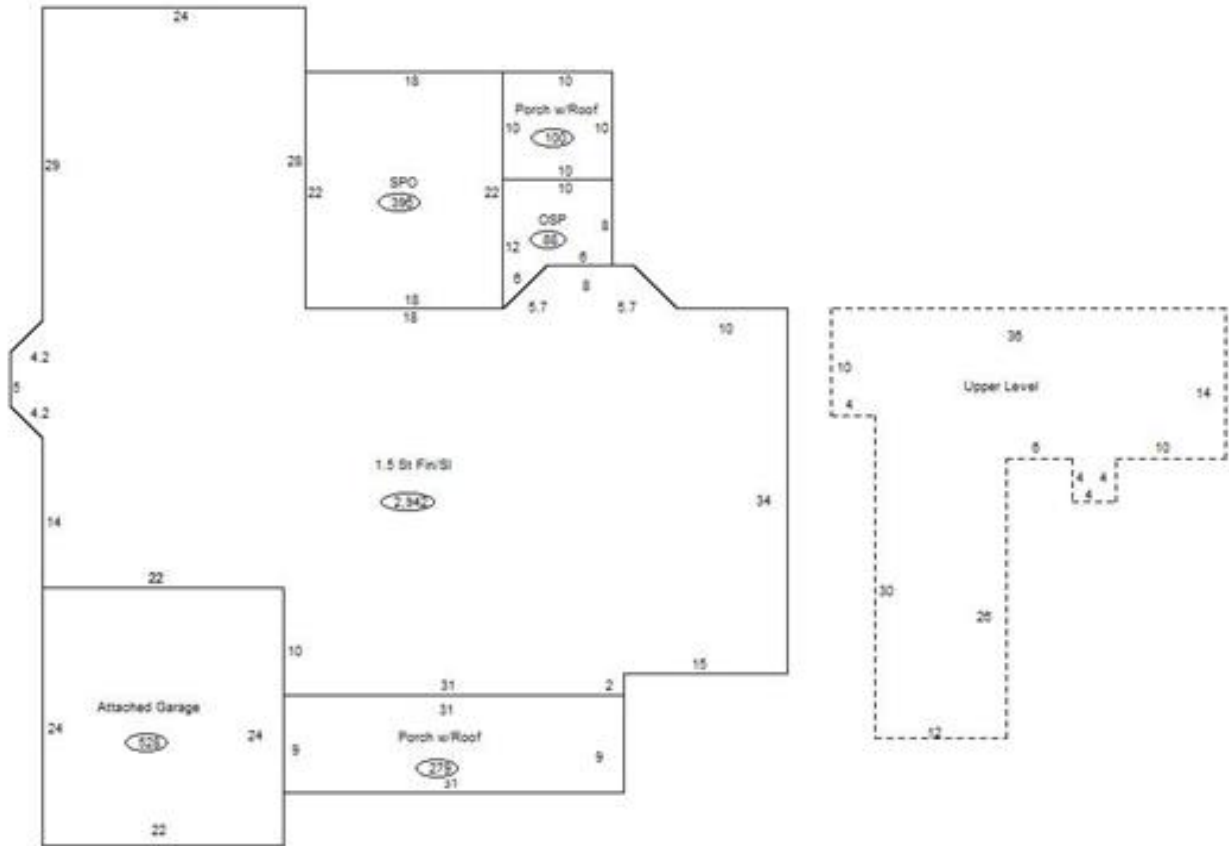
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,942	1.000	2,942
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	279	1.000	279
4	U	^UL	Overhang	13	Upper Level	816	1.000	816
5	M	EPKS		13	Screen Porch	396	1.000	396
6	M	PRCH		13	SLBC	100	1.000	100
7	M	PATO		13	Open Slab	88	1.000	88
Total Building Area						2,942		2,942



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x60x10	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (26.21 x 2,400)		62,904	62,904	1,887	61,017
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	14,750	10,250