



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:00:14
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Assessment Data					Primary Image																																																																																																																				
Account 660005639 Parcel ID 21N16E-06-4-00000-000-0000 Cadastral ID 06-21-16-06000 Property Type REAL - Real Property Property Class UA VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346254 MOSIER, RICHARD & MARY FAMILY TRUST 1896 HOLLY CREEK RD CLAREMORE OK 74017-0000 Parcel Location Situs 01896 HOLLY CREEK RD Subdivision Lot/Block / Parcel Size 1.05 - Acres Sec/Twn/Rng 6 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (187)\IMG_0020.JPG 5/9/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32554648 -95.63893563 W 208.71 E 610' N 219' S 1490.22' E2 W2 SE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,137 / 3,901
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,137
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	99.76	Total Misc Impr	+ 44,896				
Roofing Adj	+ 4.52	Garage Cost	+ 28,963				
Subfloor Adj	+ -3.49	Total RCN	= 561,016				
Heat/Cool Adj	+ 16.31	Depreciation (26%)	- 145,864				
Plumbing Adj	+ 7.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 415,152				
Adj Base Cost	= 124.88	Lot Value	+ 415,152				
Total Area	x 3,901	Indicated Value	= 415,152				
Adjusted Cost	= 487,157	Value Per SqFt	106.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	415,152		
Lot Value			
Indicated Value	415,152	106.42	Per SqFt
Agland Value	65		
Site Improvements	2,950		
Total Value	418,167	107.19	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	13487	34x7		238	32.13		7,647
EPSW	ENCLOSED PORCH - SOLID WALL	13488	319		319	83.83		26,742
PATO	SLAB PORCH - OPEN	13490	26x11		286	11.41		3,263



Rogers

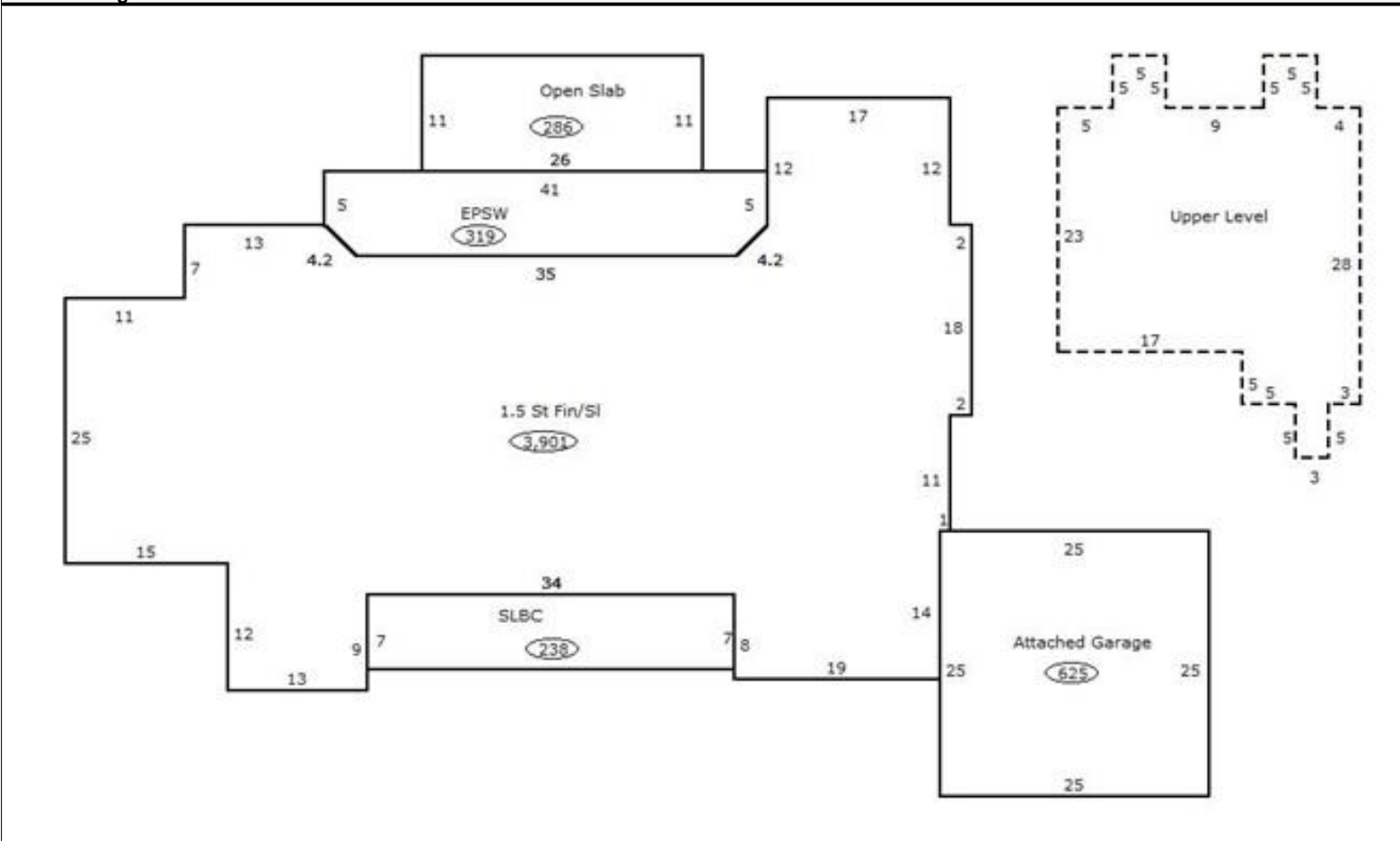
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,137	1.244	3,901
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	238	1.000	238
4	M	EPSW		13	EPSW	319	1.000	319
5	U	^UL	Overhang	13	Upper Level	764	1.000	764
6	M	PATO		13	Open Slab	286	1.000	286
Total Building Area						3,137		3,901



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CO	COLLINSVILLE STONY LOAM	IMP PST	22			1.050	62	62	65	65
IMP PST Totals						1.050			65	65
Total Agland						1.050			65	65