



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:33:44
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Assessment Data					Primary Image																																																																																																																				
Account 660005659 Parcel ID 000000-00-0-00813-002-0004 Cadastral ID 06-21-17-00210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 304949 MOSES, JEREMY DAVID 16812 E THOMAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 16812 E THOMAS DR Subdivision THOMAS HEIGHTS Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660005659 08/20/25</p> <p>660005659_004.JPG 9/3/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.33209390 -95.52856430																																																																																																																									
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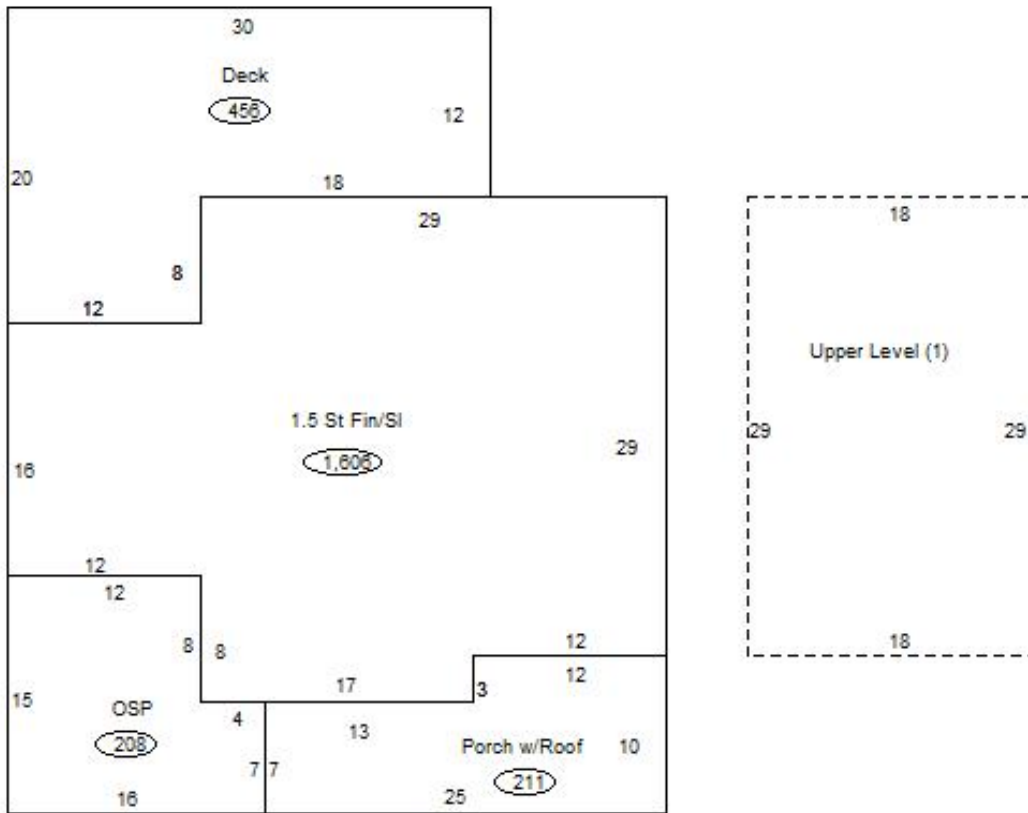
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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image					
Lot Size									
Lot Count									
Units Buildable	2.33								
Non-Ag Acres	2.8429								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	123,837.00 x .77 = 95,148								
Factor Value									
Adjustments	1.0000								
Lot Value	95,148								
Residential Data				660005659_004.JPG 9/3/2025					
Type	1 Single Family Residence			GRM Approach					
Condition	3 - Average			GRM Code					
Quality	2.5 - Fair			Gross Rent 0.00					
Architecture				Indicated Value					
Style	100% 1 1/2 Story Finished			Multiple Regression					
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test					
Base/Total Area	1,084 / 1,606			Adusted R 0.8445					
Style	100% 1 1/2 Story Finished			Indicated Value 150,244 93.55 Per SqFt					
HVAC	100% Warmed & Cooled Air			Direct Comparables					
Roof Cover	1 Composition Shingle			Selection Model A Adam Test					
Area on Slab	1,084			Adjustment Model 1 2022 Residential					
Fixture/RghIn	8 /			Comparables 4					
Bed/F/H Bath	3 / 2.0 /			Indicated Value 171,900 Per SqFt					
Basement Area				Value Reconciliation					
Garage Type				Selected Approach Cost Approach					
Remodel	RMA -			Improvements 108,715					
Year/Eff Age	1969 / 35			Lot Value 95,148					
Cost Approach		Manual : 01/2025		Indicated Value 203,863 126.94 Per SqFt					
Base Cost	87.63	Total Misc Impr	+ 12,112	Agland Value					
Roofing Adj	+ 3.32	Garage Cost	+ 0	Site Improvements 34,876					
Subfloor Adj	+ -0.87	Total RCN	= 185,640	Total Value 238,739 148.65 Total Value Per SqFt					
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 81,682						
Plumbing Adj	+ 6.50	Lump Sums	+ 4,757						
Basement Adj	+ 0.00	RCNLD	= 108,715						
Adj Base Cost	= 108.05	Lot Value	+ 95,148						
Total Area	x 1,606	Indicated Value	= 203,863						
Adjusted Cost	= 173,528	Value Per SqFt	126.94						
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	13527		211	211	23.53		4,965	
WODO	WOOD DECK - OPEN	13528		456	456	16.05	35%	4,757	
PATO	SLAB PORCH - OPEN	149468		208	208	9.86		2,051	



Sketch Image

660005659



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/Sl	1,084	1.482	1,606
2	M	PRCH		13	SLBC	211	1.000	211
3	M	WODO		13	WODO	456	1.000	456
4	U	^UL		13	Upper Level (1)	522	1.000	522
5	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						1,084		1,606



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			220	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 220)		642		642	353	289
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (31.48 x 1,200)		37,776		37,776	3,778	33,998
	STF	STG FAIR	0x0x0			280	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 280)		1,310		1,310	721	589