



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:16:04
Page 1

Assessment Data					Primary Image														
Account 660012652 Parcel ID 000000-00-0-00171-003-0007 Cadastral ID 12-21-15-03060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 325200 MOFFETT, TY & MELISSA 9095 E SALEM DR CLAREMORE OK 74019-0000 Parcel Location Situs 09095 E SALEM DR Subdivision COLONIAL ESTATES Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0719\IMG_0005. 7/20/2022</p>														
Legal Description Lat/Long: 36.30974929 -95.66543920																			
LOT 7 BLOCK 3 COLONIAL ESTATES					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	VINLUAN, JENNIFER	07/26/2018	145,000	19										
					2511/45	ANDERSON, KURT EDMOND &	10/29/2015	197,000	YES										
					890/806	SHRUM, HARLEY DAVID	08/21/1992	93,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	2019		Land Value 89,847	46,646	11%	5,131	Assessed	20,701	2,203.45										
Year Frozen	0		Improvements 141,550	141,550		15,570	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 231,397	188,196		20,701	Total Taxable	20,701	2,203.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012652	MOFFETT, TY & MELISSA			8	229,444	0	19,716	2,098.00										
2024	2024-660012652	MOFFETT, TY & MELISSA			8	237,372	0	18,777	1,998.00										
2023	2023-660012652	MOFFETT, TY & MELISSA			8	162,572	0	17,883	1,889.00										
2022	2022-660012652	MOFFETT, TY & MELISSA			8	164,768	0	18,124	1,926.00										
2021	2021-660012652	MOFFETT, TY & MELISSA			8	172,110	0	18,932	1,930.00										
2020	2020-660012652	MOFFETT, TY & MELISSA			8	169,353	0	18,629	1,968.00										
2019	2019-660012652	MOFFETT, TY & MELISSA			8	162,917	0	17,921	1,913.00										
2018	2018-660012652	MOFFETT, TY & MELISSA			8	205,353	0	22,589	2,406.00										
2017	2017-660012652	VINLUAN, KEVIN ALBERT JR &			8	203,197	0	22,352	2,342.00										
2016	2016-660012652	VINLUAN, KEVIN ALBERT JR &			8	198,553	0	21,841	2,355.00										
2015	2015-660012652	ANDERSON, KURT EDMOND &			8	162,802	1000	13,355	1,387.00										
2014	2014-660012652	ANDERSON, KURT EDMOND &			8	164,765	1000	12,937	1,364.00										
2013	2013-660012652	ANDERSON, KURT EDMOND &			8	156,691	1000	12,531	1,302.00										



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Date 04/16/2026
Time 21:16:05
Page 2

Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3669	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,542.00 x 1.51 = 89,847	
Factor Value		
Adjustments	1.0000	
Lot Value	89,847	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	884 / 1,876
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	884
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,469	127.65	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	259,990 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.71	Total Misc Impr	+ 13,198				
Roofing Adj	+ 2.53	Garage Cost	+ 19,494				
Subfloor Adj	+ -1.17	Total RCN	= 228,040				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 102,618				
Plumbing Adj	+ 5.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,422				
Adj Base Cost	= 104.13	Lot Value	+ 89,847				
Total Area	x 1,876	Indicated Value	= 215,269				
Adjusted Cost	= 195,348	Value Per SqFt	114.75				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,422		
Lot Value	89,847		
Indicated Value	215,269	114.75	Per SqFt
Agland Value			
Site Improvements	16,128		
Total Value	231,397	123.35	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	30552	34x6		204	26.29		5,363
PATO	SLAB PORCH - OPEN	30553	18x12		216	10.28		2,220



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Date 04/16/2026
Time 21:16:05
Page 4

660012652

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,008
	Qual 2	Cond 3	Year 1998	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 1,008)		16,128		16,128		16,128