



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:16:49
Page 1

Assessment Data					Primary Image				
Account	660018281								
Parcel ID	000000-00-0-10400-003-0001								
Cadastral ID	20-21-16-03470								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	311275								
MOSEBY, AMANDA									
623 W 18TH ST S CLAREMORE OK 74019-0000									
Parcel Location									
Situs	00623 W 18TH ST S								
Subdivision	SOUTH POINTE								
Lot/Block	0001 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29143618 -95.61811880									
Building Permits									
LOT 1 BLOCK 3 SOUTH POINTE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2373/352	CHAMBLESS, JAMES D & NORMA L &	11/14/2013	106,000	YES
					1075/281	WILEY, DAVID &	07/24/1997	68,000	Yes
					957/864	BARNES, KAREN JEAN	06/01/1994	62,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2014	Land Value	48,974	34,949	11%	3,844	Assessed	14,169	1,309.64
Year Frozen	2005	Improvements	117,970	93,865		10,325	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	166,944	128,814		14,169	Total Taxable	14,169	1,310.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018281	MOSEBY, STEPHEN & AMANDA			17	163,040	0	13,494	1,247.00
2024	2024-660018281	MOSEBY, STEPHEN & AMANDA			17	149,961	0	12,852	1,188.00
2023	2023-660018281	MOSEBY, STEPHEN & AMANDA			17	111,276	0	12,240	1,121.00
2022	2022-660018281	MOSEBY, STEPHEN & AMANDA			17	109,716	0	12,069	1,117.00
2021	2021-660018281	MOSEBY, STEPHEN & AMANDA			17	109,376	0	12,031	1,062.00
2020	2020-660018281	MOSEBY, STEPHEN & AMANDA			17	109,991	0	12,099	1,108.00
2019	2019-660018281	MOSEBY, STEPHEN & AMANDA			17	106,900	0	11,759	1,089.00
2018	2018-660018281	MOSEBY, STEPHEN & AMANDA			17	111,549	0	12,270	1,134.00
2017	2017-660018281	MOSEBY, STEPHEN & AMANDA			17	110,571	0	12,163	1,117.00
2016	2016-660018281	MOSEBY, STEPHEN & AMANDA			17	107,738	0	11,851	1,112.00
2015	2015-660018281	MOSEBY, STEPHEN & AMANDA			17	104,750	0	11,523	1,039.00
2014	2014-660018281	MOSEBY, STEPHEN & AMANDA			17	106,746	0	11,742	1,089.00
2013	2013-660018281	CHAMBLESS, JAMES D & NORMA L &			17	98,062	1000	7,210	660.00




Rogers

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Date 04/18/2026
 Time 07:16:49
 Page 2

Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.241 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,497.00 x 4.67 = 48,974 Factor Value Adjustments 1.0000 Lot Value 48,974		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0038.JPG 9/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Vinyl
Base/Total Area	1,318 / 1,318
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,318
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

Cost Approach				Manual : 01/2025			
Base Cost	103.24	Total Misc Impr	+ 10,873				
Roofing Adj	+ 4.65	Garage Cost	+ 11,256				
Subfloor Adj	+ -1.22	Total RCN	= 191,914				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 76,766				
Plumbing Adj	+ 10.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 115,148				
Adj Base Cost	= 128.82	Lot Value	+ 48,974				
Total Area	x 1,318	Indicated Value	= 164,122				
Adjusted Cost	= 169,785	Value Per SqFt	124.52				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	150,262 114.01 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	148,130 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	115,148
Lot Value	48,974
Indicated Value	164,122 124.52 Per SqFt
Agland Value	
Site Improvements	2,822
Total Value	166,944 126.66 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2011	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	44180	110		110	23.92		2,631
PRCH	SLAB PORCH - COVERED	44181	132		132	23.83		3,146



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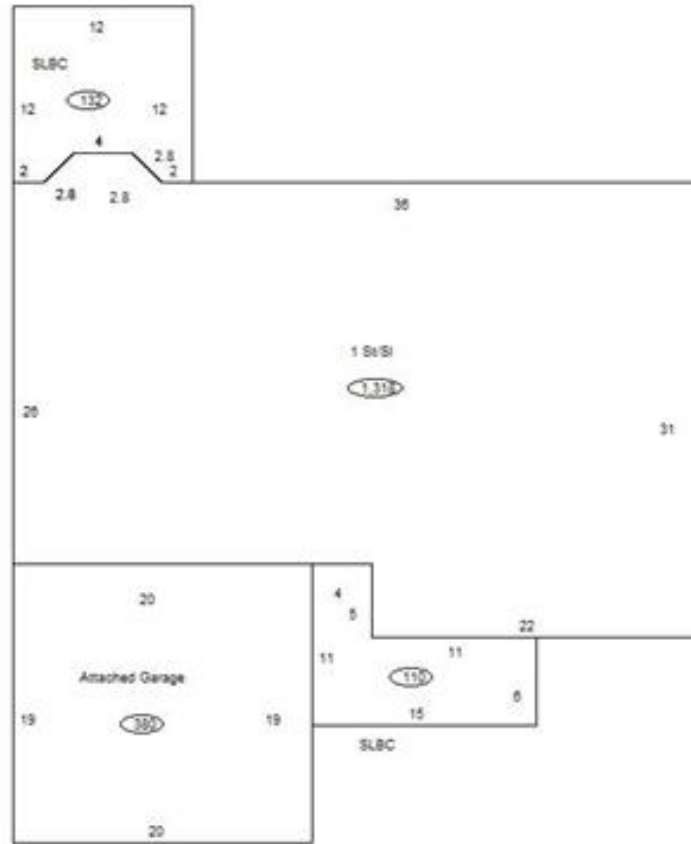
Date 04/18/2026

Time 07:16:49

Page 3

Sketch Image

660018281



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,318	1.000	1,318
2	G	1	Slab	10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	110	1.000	110
4	M	PRCH		10	SLBC	132	1.000	132
Total Building Area						1,318		1,318



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Date 04/18/2026
Time 07:16:49
Page 4

660018281

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	14x20x0			280
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 280)		1,966	1,966	492	1,474
	STA	STG AVG	12x16x0			192
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 192)		1,348	1,348		1,348