



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018471 <b>Parcel ID</b> 22N16E-20-2-00000-000-0000 <b>Cadastral ID</b> 20-22-16-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 1 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 340285 MOODY, CHRIS  11252 E 440 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 11252 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 24.57 - Acres <b>Sec/Twn/Rng</b> 20 / 22 / 16 / 2 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37805968 -95.62744008																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,718 / 1,718
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,718
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.43	Total Misc Impr	+ 9,933				
Roofing Adj	+ 4.40	Garage Cost	+ 17,418				
Subfloor Adj	+ -1.15	Total RCN	= 227,017				
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	- 108,968				
Plumbing Adj	+ 6.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 118,049				
Adj Base Cost	= 116.22	Lot Value	+ 118,049				
Total Area	x 1,718	Indicated Value	= 118,049				
Adjusted Cost	= 199,666	Value Per SqFt	68.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,049		
Lot Value			
Indicated Value	118,049	68.71	Per SqFt
Agland Value	4,114		
Site Improvements	39,253		
Total Value	161,416	93.96	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	44941		90	90	23.99		2,159
PRCH	SLAB PORCH - COVERED	44942	14x8		112	23.91		2,678



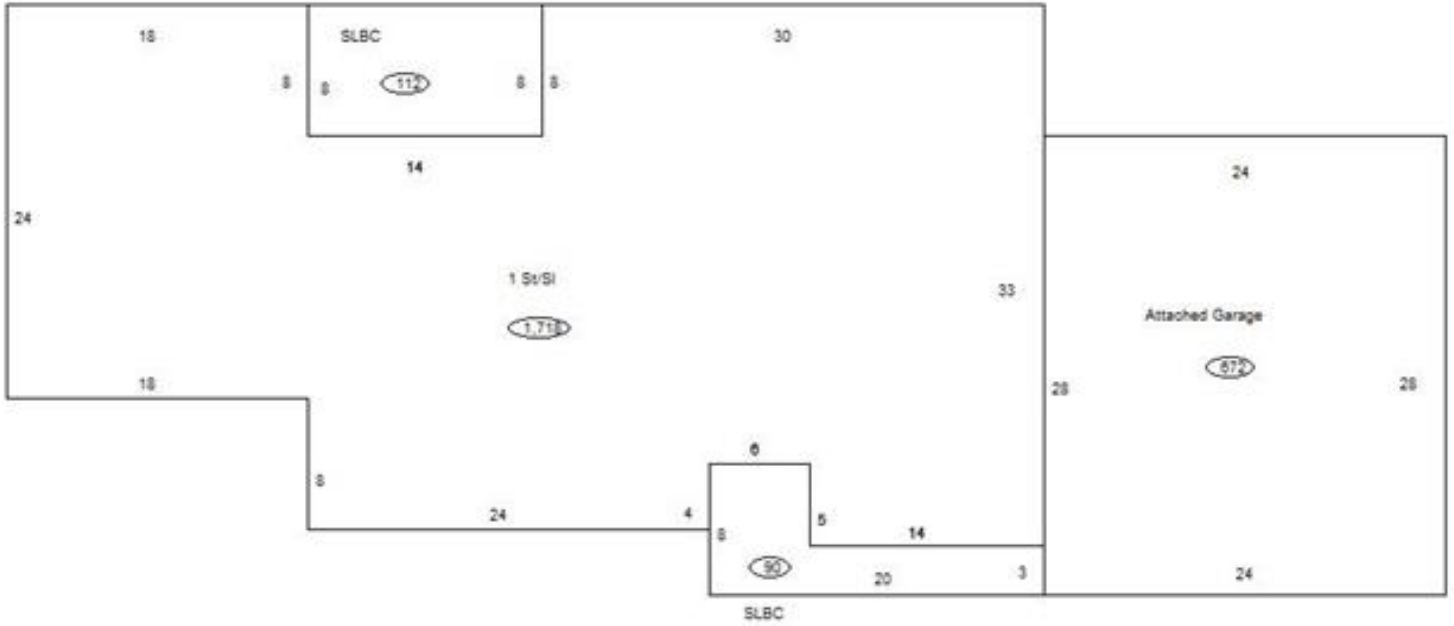
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,718	1.000	1,718
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	90	1.000	90
4	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						1,718		1,718



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,728
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.49 x 1,728)	16,399		16,399	4,100	12,299
	BARN	BARN	0x0x0			3,888
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.15 x 3,888)	31,687		31,687	7,922	23,765
	LF	LOAFING SHED	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 288)	1,227		1,227	368	859
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	LT	LEAN-TO	10x38x0			380
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 380)	1,110		1,110	333	777
	LT	LEAN-TO	14x38x0			532
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 532)	1,553		1,553		1,553



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	8.570	143	143	1,224	1,224
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45		0	3.000	126	126	378	378
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	2.000	224	224	448	448
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67		0	11.000	188	188	2,064	2,064
<b>IMP PST Totals</b>						24.570			4,114	4,114
<b>Total Agland</b>						24.570			4,114	4,114