



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660028343													
Parcel ID	21N15E-33-3-00000-000-0000													
Cadastral ID	33-21-15-03900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	120834													
MOSS, JAMES W														
24755 S MALCOM RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	24755 MALCOM RD													
Subdivision														
Lot/Block	/	Parcel Size	1.17 - Acres											
Sec/Twn/Rng	33 / 21 / 15 / 3													
Neighborhood	6090 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.25458223 -95.71564712														
TR IN E2 SW, BEG NW/C BLK 3 CEDAR LANE SUB,N 89-58-47 W 240 77';S 00-13-52 W 118.55' TO PT OF INTERS WITH A CRV WHOSE RADIUS PT IS S 00-13-52W FOR 60'; SELY DIR ALG CRV 164.81'; S 89 57-46 E 215.77' TO W/L OF BLK 3; N 00-13-52 E ALG LINE A DIST 233 15' TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	38,293	20,681	11%	2,275	Assessed	11,605 1,208.45						
Year Frozen	2009	Improvements	157,060	84,823		9,330	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00						
TIF Project ID	0	Total Value	195,353	105,504		11,605	Total Taxable	10,605 1,121.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660028343	MOSS, JAMES W	4	190,134	1000	10,605	1,121.00							
2024	2024-660028343	MOSS, JAMES W	4	199,404	1000	10,606	1,027.00							
2023	2023-660028343	MOSS, JAMES W	4	174,355	1000	10,606	1,012.00							
2022	2022-660028343	MOSS, JAMES W	4	169,941	1000	10,606	1,030.00							
2021	2021-660028343	MOSS, JAMES W	4	174,244	1000	10,606	1,003.00							
2020	2020-660028343	MOSS, JAMES W	4	171,605	1000	10,605	1,005.00							
2019	2019-660028343	MOSS, JAMES W	4	159,019	1000	10,606	1,021.00							
2018	2018-660028343	MOSS, JAMES W	4	165,175	1000	10,605	1,021.00							
2017	2017-660028343	MOSS, JAMES W	4	163,591	1000	10,605	1,024.00							
2016	2016-660028343	MOSS, JAMES W	4	159,766	1000	10,605	1,027.00							
2015	2015-660028343	MOSS, JAMES W	4	157,717	1000	10,606	1,035.00							
2014	2014-660028343	MOSS, JAMES W	4	160,017	1000	10,605	980.00							
2013	2013-660028343	MOSS, JAMES W	4	152,055	1000	10,605	1,015.00							



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1977		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	52,172.00 x .73 = 38,293		
Factor Value			
Adjustments	1.0000		
Lot Value	38,293		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,746 / 1,746
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,746
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	209,406 119.93 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,470
Lot Value	38,293
Indicated Value	186,763 106.97 Per SqFt
Agland Value	
Site Improvements	8,590
Total Value	195,353 111.89 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.82	Total Misc Impr	+ 12,115
Roofing Adj	+ 4.38	Garage Cost	+ 17,418
Subfloor Adj	+ -1.15	Total RCN	= 238,337
Heat/Cool Adj	+ 11.47	Depreciation ( 39%)	- 92,951
Plumbing Adj	+ 8.07	Lump Sums	+ 3,084
Basement Adj	+ 0.00	RCNLD	= 148,470
Adj Base Cost	= 119.59	Lot Value	+ 38,293
Total Area	x 1,746	Indicated Value	= 186,763
Adjusted Cost	= 208,804	Value Per SqFt	106.97

### 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	68246	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	68247	26x4		104	23.94		2,490
WODO	WOOD DECK - OPEN	68248	24x16		384	16.06	50%	3,084



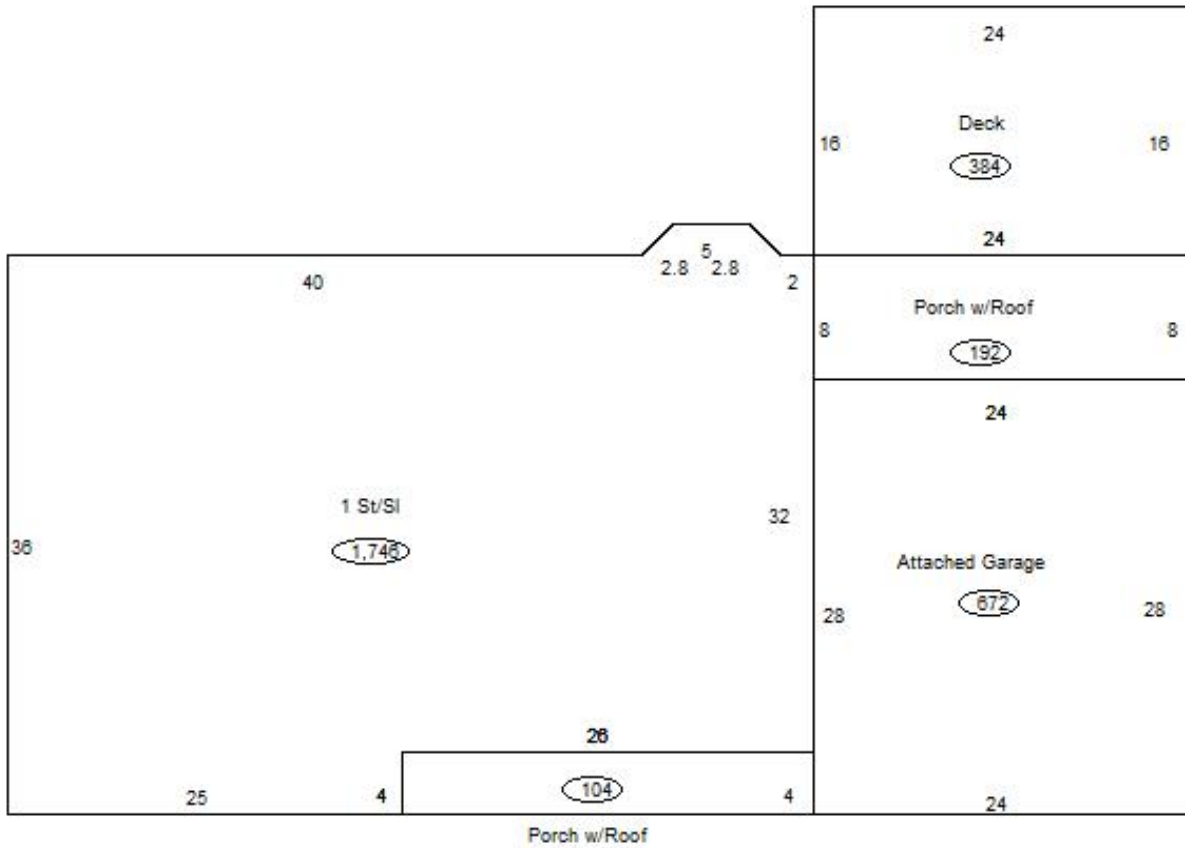
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**Sketch Image**

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,746	1.000	1,746
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	104	1.000	104
5	M	WODO		13	WODO	384	1.000	384
<b>Total Building Area</b>						1,746		1,746



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 672) 10,752		<b>Modifier Total</b>	<b>RCN</b> 10,752	<b>Depr (25% Phys/ % Func)</b> 2,688	<b>RCNLD</b> 8,064
	LT	LEAN-TO	24x10x0			240
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (2.92 x 240) 701		<b>Modifier Total</b>	<b>RCN</b> 701	<b>Depr (25% Phys/ % Func)</b> 175	<b>RCNLD</b> 526