



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:01:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031477 Parcel ID 000000-00-0-00075-001-0017 Cadastral ID 36-21-15-08070 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 318025 MOSS, RANDALL A 9516 E ASPENWOOD CLAREMORE OK 74019-0000 Parcel Location Situs 09516 E ASPENWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.24995565 -95.65999481																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2634 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,475.00 x 4.91 = 56,325 Factor Value Adjustments 1.0000 Lot Value 56,325		 <p>\\tsclient\TOM\COMMERCIAL PICS\2022-06-14\IMG_0166.JPG 7/15/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	464 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

Cost Approach				Manual : 01/2025			
Base Cost	103.48	Total Misc Impr	+ 3,796	Roofing Adj	+ 4.73	Garage Cost	+ 12,969
Subfloor Adj	+ -1.25	Total RCN	= 146,465	Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 55,657
Plumbing Adj	+ 5.33	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 90,808
Adj Base Cost	= 123.76	Lot Value	+ 56,325	Total Area	x 1,048	Indicated Value	= 147,133
		Value Per SqFt	140.39	Adjusted Cost	= 129,700		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	144,741	138.11	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	142,470		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,808		
Lot Value	56,325		
Indicated Value	147,133	140.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	147,133	140.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	74755	12x10		120	10.68		1,282
PRCH	SLAB PORCH - COVERED	74756	21x5		105	23.94		2,514



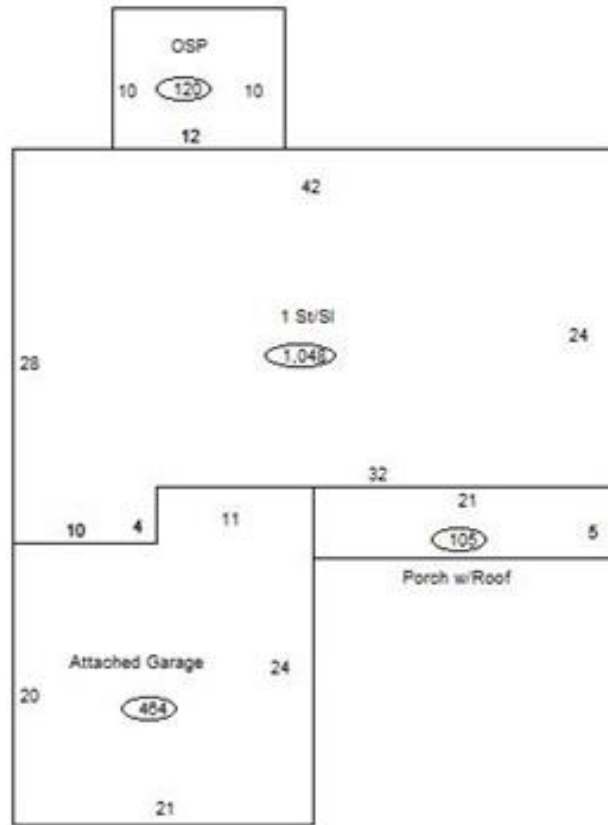
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Sketch Image

660031477



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,048	1.000	1,048
2	G	1		13	Attached Garage	464	1.000	464
3	M	PATO		13	Open Slab	120	1.000	120
4	M	PRCH		13	SLBC	105	1.000	105
Total Building Area						1,048		1,048