




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	660031514								
Parcel ID	000000-00-0-00075-003-0003								
Cadastral ID	36-21-15-08440								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 4							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	285344								
MOSS, RANDALL A									
PO BOX 517 CATOOSA OK 74015-0000									
Parcel Location									
Situs	09424 BIRCHWOOD								
Subdivision	BRIDGEPORT 1								
Lot/Block	0003 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	36 / 21 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25073279 -95.66204909									
Building Permits									
LOT 3 BLOCK 3 BRIDGEPORT 1									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					1587/255	PHILLIPS, BRIAN & MAYSHA	05/10/2004	81,000	YES
					1174/429	STATTON, KENNETH L	05/27/1999	69,500	No
					986/253	HEWLING, JONES WALTER &	10/20/1994	49,500	Yes
					888/840	VREELAND, FRANK	08/06/1992	47,500	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2005	Land Value	37,824	36,710	11%	4,038	Assessed	14,452	1,504.91
Year Frozen	0	Improvements	94,675	94,675		10,414	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	132,499	131,385		14,452	Total Taxable	14,452	1,505.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660031514	MOSS, RANDALL A			80	128,961	0	13,764	1,433.00
2024	2024-660031514	MOSS, RANDALL A			80	130,139	0	13,108	1,256.00
2023	2023-660031514	MOSS, RANDALL A			80	113,504	0	12,485	1,179.00
2022	2022-660031514	MOSS, RANDALL A			80	112,229	0	11,890	1,142.00
2021	2021-660031514	MOSS, RANDALL A			80	110,289	0	11,324	1,060.00
2020	2020-660031514	MOSS, RANDALL A			80	100,579	0	10,785	1,011.00
2019	2019-660031514	MOSS, RANDALL A			80	93,376	0	10,271	979.00
2018	2018-660031514	MOSS, RANDALL A			80	96,758	0	10,643	1,015.00
2017	2017-660031514	MOSS, RANDALL A			80	96,024	0	10,563	1,009.00
2016	2016-660031514	MOSS, RANDALL A			80	93,803	0	10,318	988.00
2015	2015-660031514	MOSS, RANDALL A			80	93,073	0	10,238	988.00
2014	2014-660031514	MOSS, RANDALL A			80	93,773	0	10,315	942.00
2013	2013-660031514	MOSS, RANDALL A			80	92,023	0	9,965	944.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1459		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,357.00 x 5.95 = 37,824		
Factor Value			
Adjustments	1.0000		
Lot Value	37,824		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,090 / 1,090
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,090
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	140,501 128.90 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	139,080 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	94,675
Lot Value	37,824
Indicated Value	132,499 121.56 Per SqFt
Agland Value	
Site Improvements	
Total Value	132,499 121.56 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.77	Total Misc Impr	+ 1,181
Roofing Adj	+ 4.67	Garage Cost	+ 11,700
Subfloor Adj	+ -1.22	Total RCN	= 145,654
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 50,979
Plumbing Adj	+ 5.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 94,675
Adj Base Cost	= 121.81	Lot Value	+ 37,824
Total Area	x 1,090	Indicated Value	= 132,499
Adjusted Cost	= 132,773	Value Per SqFt	121.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74911	7x7		49	24.11		1,181



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Sketch Image

660031514



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,090	1.000	1,090
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						1,090		1,090