



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660078727 Parcel ID 21N15E-09-3-00000-000-0000 Cadastral ID 09-21-15-00740 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 277854 MOAN, GREGORY & CYNTHIA L 20850 S 4092 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 20850 S 4092 RD Subdivision Lot/Block / Parcel Size 3.6 - Acres Sec/Twn/Rng 9 / 21 / 15 / 3 Neighborhood 6070 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31004984 -95.71641557 TR COMM SW/C OF SW ; TH N 89-44-26 E 1482.52'; TH N 00-15-34 W 656.92' TO POB; TH N 13-15-35 W 250'; TH N 62-44-05 E 300.33'; TH N 69-10-52 E 321.06'; TH S 21-17-32 E 302.64'; TH S 77-55-24 W 360.63'; TH S 62-44-02 W 300.34 TO POB LESS TR COMM SW/C OF SW;					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>P19 000006</td> <td>R20- NEW POOL</td> <td>02/2019</td> <td>10/2019</td> <td>50,000</td> </tr> <tr> <td>9353</td> <td>R6 FOR NEW SFR & DET/GARAGE</td> <td>05/2005</td> <td>11/2005</td> <td>227,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P19 000006	R20- NEW POOL	02/2019	10/2019	50,000	9353	R6 FOR NEW SFR & DET/GARAGE	05/2005	11/2005	227,000																																																																																																	
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.3821	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	147,326.00 x .44 = 64,671	
Factor Value		
Adjustments	1.0000	
Lot Value	64,671	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,520 / 2,780
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,520
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

Cost Approach		Manual : 01/2025	
Base Cost	99.43	Total Misc Impr	+ 15,931
Roofing Adj	+ 3.50	Garage Cost	+ 21,416
Subfloor Adj	+ -2.71	Total RCN	= 389,962
Heat/Cool Adj	+ 16.31	Depreciation (17%)	- 66,294
Plumbing Adj	+ 10.31	Lump Sums	+ 6,334
Basement Adj	+ 0.00	RCNLD	= 330,002
Adj Base Cost	= 126.84	Lot Value	+ 64,671
Total Area	x 2,780	Indicated Value	= 394,673
Adjusted Cost	= 352,615	Value Per SqFt	141.97



\\tsclient\C\Users\Randy Necessary\Pictures\101_0601\IMG_0056. 6/2/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	411,188	147.91	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	330,002		
Lot Value	64,671		
Indicated Value	394,673	141.97	Per SqFt
Agland Value			
Site Improvements	45,726		
Total Value	440,399	158.42	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	7,243.87		7,244
PATO	SLAB PORCH - OPEN	93780	18x10		180	13.46		2,423
PRCH	SLAB PORCH - COVERED	93781	194		194	32.29		6,264
BALW	BALCONY - WOOD	119851	18x10		180	35.19		6,334



Rogers

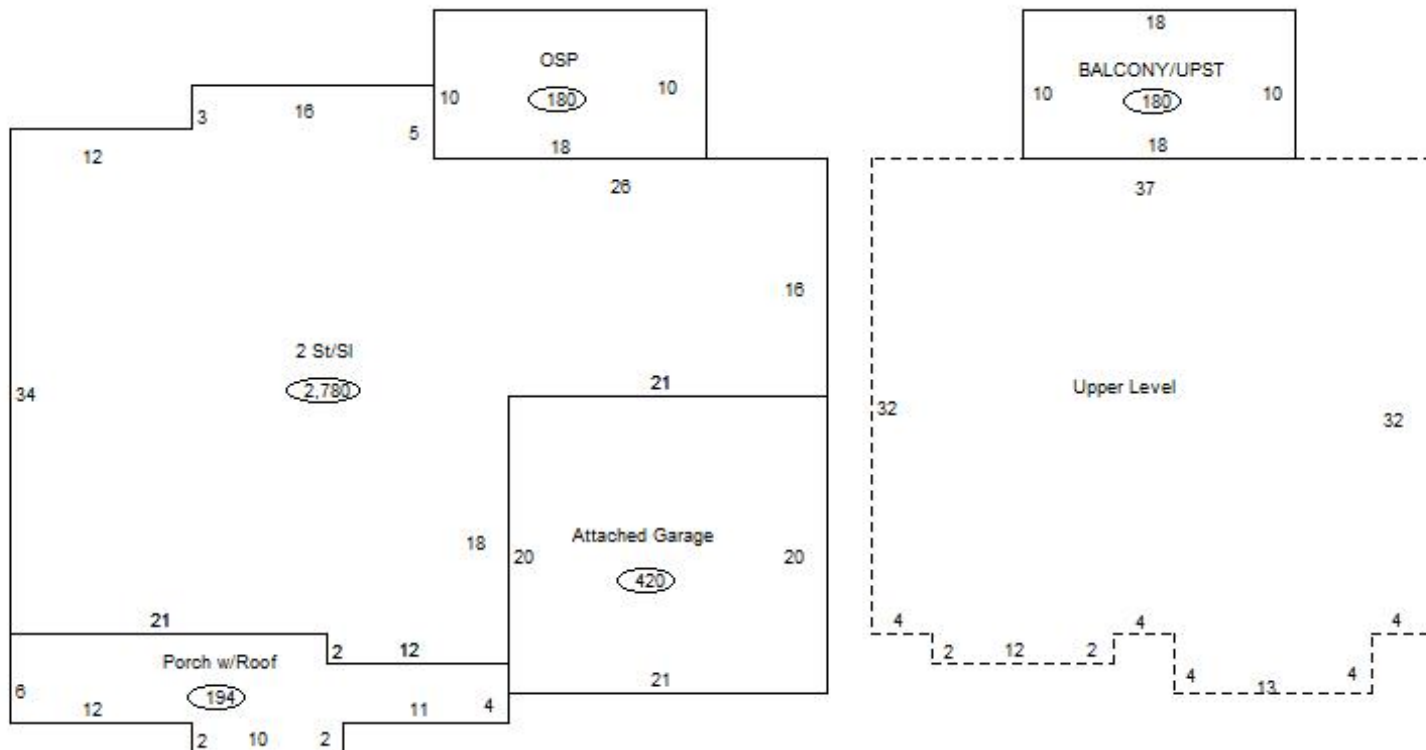
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Sketch Image

660078727



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,520	1.829	2,780
2	G	1		13	Attached Garage	420	1.000	420
3	M	PATO		13	Open Slab	180	1.000	180
4	M	PRCH		13	SLBC	194	1.000	194
5	U	^UL	Overhang	13	Upper Level	1,260	1.000	1,260
6	M	BALW		13	Balcony	180	1.000	180
Total Building Area						1,520		2,780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2019	Eff Age 3	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (15% Phys/ % Func) 4,500	RCNLD 25,500
	GRDT	GARAGE - DETACHED	0x0x0			750
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (27.24 x 750) 20,430		Modifier Total	RCN 20,430	Depr (1% Phys/ % Func) 204	RCNLD 20,226