



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	660095022								
Parcel ID	21N16E-13-4-00000-000-0001								
Cadastral ID	13-21-16-01110								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	326929								
MOSS, TAYLOR A									
21650 S 4190 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	21650 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	13 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.29586497 -95.54481040									
Building Permits									
E2 SE SE & E2 W2 SE SE LESS S 879.44' THEREOF.									
Number	Description	Opened	Closed	Amount					
R2015 03 16	R16-NEW 16X74 1190 SQ FT MH	03/2015	07/2015	50,000					
R16	R16-NEW SFR PER 911 ADDRESSING	02/2015	07/2015						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WEHLACZ, QUINN &	02/25/2019		
					/	WEHLACZ, QUINN &	02/20/2019	144,000	YES
					2409/459	GARDNER, TAMA KIM	06/25/2014	75,000	YES
					2249/894	PHILLIPS, JUNA M	06/07/2012	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2020	Land Value	127,326	106,417	11%	11,706	Assessed	18,775 1,559.26	
Year Frozen	0	Improvements	64,264	64,264		7,069	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	191,590	170,681		18,775	Total Taxable	18,775 1,559.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095022	MOSS, TAYLOR A	5	196,026	0	17,881	1,485.00		
2024	2024-660095022	MOSS, TAYLOR A	5	189,530	0	17,029	1,421.00		
2023	2023-660095022	MOSS, TAYLOR A	5	147,442	0	16,218	1,350.00		
2022	2022-660095022	MOSS, TAYLOR A	5	145,692	0	16,026	1,333.00		
2021	2021-660095022	MOSS, TAYLOR A	5	151,011	0	16,611	1,409.00		
2020	2020-660095022	MOSS, TAYLOR A	5	145,843	0	16,042	1,358.00		
2019	2019-660095022	MOSS, TAYLOR A	5	135,850	0	14,943	1,294.00		
2018	2018-660095022	WEHLACZ, QUINN &	5	140,833	0	15,491	1,343.00		
2017	2017-660095022	WEHLACZ, QUINN &	5	140,206	0	15,372	1,254.00		
2016	2016-660095022	WEHLACZ, QUINN &	5	133,090	0	14,640	1,249.00		
2015	2015-660095022	WEHLACZ, QUINN &	5	75,003	0	8,250	697.00		
2014	2014-660095022	WEHLACZ, QUINN &	5	2,185	0	240	21.00		
2013	2013-660095022	GARDNER, TAMA KIM	5	6,382	0	647	56.00		



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	10.015							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	436,252.00 x .29 = 127,326							
Factor Value								
Adjustments	1.0000							
Lot Value	127,326							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model NewTest				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 127,326					
Total Area	x	Indicated Value	= 127,326					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 127,326				
				Indicated Value 127,326 0.00 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value 127,326 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 74 x 16
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,184 / 1,184
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 7

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-12\IMG_002: 7/13/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	42.18	Total Misc Impr	+	0			
Roofing Adj	+ 3.81	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	85,686			
Heat/Cool Adj	+ 5.11	Depreciation (25%)	-	21,422			
Plumbing Adj	+ 21.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	64,264			
Adj Base Cost	= 72.37	Lot Value	+				
Total Area	x 1,184	Indicated Value	=	64,264			
Adjusted Cost	= 85,686	Value Per SqFt		54.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,264		
Lot Value			
Indicated Value	64,264	54.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	64,264	54.28	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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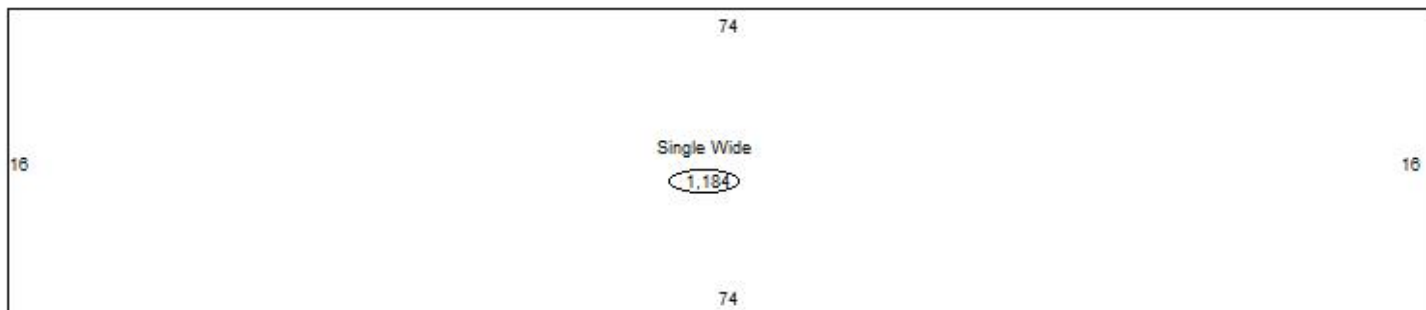
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Sketch Image

660095022



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Single Wide	1,184	1.000	1,184
Total Building Area						1,184		1,184