



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:39:52  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095954 <b>Parcel ID</b> 000000-00-0-00958-001-0004 <b>Cadastral ID</b> 13-21-15-04940 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 287021 MOSS, RANDALL A  PO BOX 517 CATOOSA OK 74015-0517  <b>Parcel Location</b> <b>Situs</b> 21979 WOODLAND CT <b>Subdivision</b> WOODLANDS AT WESTIN PARK <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 15 / 5 <b>Neighborhood</b> 1089 - R-V03,4-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.29312962 -95.66731187 WOODLANDS AT WESTIN PARK BLOCK 1 LOT 4																																																																																																																	
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<b>Building Permits</b> <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>R 2017 09 8</td> <td>R19- NEW SFR 2100 SQ FT</td> <td>09/2017</td> <td>05/2018</td> <td>185,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R 2017 09 8	R19- NEW SFR 2100 SQ FT	09/2017	05/2018	185,000																																																																																				
Code	Type	Active	Maximum	Exemption																																																																																																													
H	Homestead	No	1,000																																																																																																														
Number	Description	Opened	Closed	Amount																																																																																																													
R 2017 09 8	R19- NEW SFR 2100 SQ FT	09/2017	05/2018	185,000																																																																																																													
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>61,946</td> <td>61,946</td> <td>11%</td> <td>6,814</td> <td>Assessed</td> <td>39,250 3,627.88</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>294,872</td> <td>294,872</td> <td></td> <td>32,436</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>356,818</td> <td>356,818</td> <td></td> <td>39,250</td> <td>Total Taxable</td> <td>39,250 3,628.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2025	Land Value	61,946	61,946	11%	6,814	Assessed	39,250 3,627.88	Year Frozen	0	Improvements	294,872	294,872		32,436	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	356,818	356,818		39,250	Total Taxable	39,250 3,628.00	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>DURAN, KYLE D &amp;</td> <td>01/29/2024</td> <td>345,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>LONGHORN CONSTRUCTION LLC</td> <td>03/18/2019</td> <td>270,000</td> <td>YES</td> </tr> <tr> <td>2516/766</td> <td>KNAPP, BRETT D PROPERTIES LLC</td> <td>12/09/2015</td> <td>585,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	DURAN, KYLE D &	01/29/2024	345,000	YES	/	LONGHORN CONSTRUCTION LLC	03/18/2019	270,000	YES	2516/766	KNAPP, BRETT D PROPERTIES LLC	12/09/2015	585,000	15																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																									
Remove Cap	2025	Land Value	61,946	61,946	11%	6,814	Assessed	39,250 3,627.88																																																																																																									
Year Frozen	0	Improvements	294,872	294,872		32,436	Penalty	0																																																																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00																																																																																																									
TIF Project ID	0	Total Value	356,818	356,818		39,250	Total Taxable	39,250 3,628.00																																																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																																																													
/	DURAN, KYLE D &	01/29/2024	345,000	YES																																																																																																													
/	LONGHORN CONSTRUCTION LLC	03/18/2019	270,000	YES																																																																																																													
2516/766	KNAPP, BRETT D PROPERTIES LLC	12/09/2015	585,000	15																																																																																																													
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660095954</td><td>MOSS, RANDALL A</td><td>18</td><td>345,000</td><td>0</td><td>37,950</td><td>3,508.00</td></tr> <tr><td>2024</td><td>2024-660095954</td><td>MOSS, RANDALL A</td><td>18</td><td>370,072</td><td>1000</td><td>32,065</td><td>2,963.00</td></tr> <tr><td>2023</td><td>2023-660095954</td><td>DURAN, KYLE D &amp;</td><td>18</td><td>307,516</td><td>1000</td><td>31,102</td><td>2,849.00</td></tr> <tr><td>2022</td><td>2022-660095954</td><td>DURAN, KYLE D &amp;</td><td>18</td><td>310,351</td><td>1000</td><td>30,167</td><td>2,793.00</td></tr> <tr><td>2021</td><td>2021-660095954</td><td>DURAN, KYLE D &amp;</td><td>18</td><td>275,085</td><td>0</td><td>30,259</td><td>2,672.00</td></tr> <tr><td>2020</td><td>2020-660095954</td><td>DURAN, KYLE D &amp;</td><td>18</td><td>272,958</td><td>0</td><td>30,025</td><td>2,749.00</td></tr> <tr><td>2019</td><td>2019-660095954</td><td>DURAN, KYLE D &amp;</td><td>18</td><td>113,116</td><td>0</td><td>12,443</td><td>1,152.00</td></tr> <tr><td>2018</td><td>2018-660095954</td><td>LONGHORN CONSTRUCTION LLC</td><td>18</td><td>34,000</td><td>0</td><td>3,740</td><td>346.00</td></tr> <tr><td>2017</td><td>2017-660095954</td><td>LONGHORN CONSTRUCTION LLC</td><td>18</td><td>34,000</td><td>0</td><td>3,740</td><td>343.00</td></tr> <tr><td>2016</td><td>2016-660095954</td><td>LONGHORN CONSTRUCTION LLC</td><td>18</td><td>34,000</td><td>0</td><td>3,740</td><td>351.00</td></tr> <tr><td>2015</td><td>2015-660095954</td><td>KNAPP, BRETT D PROPERTIES LLC</td><td>18</td><td>8,860</td><td>0</td><td>975</td><td>88.00</td></tr> <tr><td>2014</td><td>2014-660095954</td><td>KNAPP, BRETT D PROPERTIES LLC</td><td>18</td><td>8,860</td><td>0</td><td>975</td><td>90.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660095954	MOSS, RANDALL A	18	345,000	0	37,950	3,508.00	2024	2024-660095954	MOSS, RANDALL A	18	370,072	1000	32,065	2,963.00	2023	2023-660095954	DURAN, KYLE D &	18	307,516	1000	31,102	2,849.00	2022	2022-660095954	DURAN, KYLE D &	18	310,351	1000	30,167	2,793.00	2021	2021-660095954	DURAN, KYLE D &	18	275,085	0	30,259	2,672.00	2020	2020-660095954	DURAN, KYLE D &	18	272,958	0	30,025	2,749.00	2019	2019-660095954	DURAN, KYLE D &	18	113,116	0	12,443	1,152.00	2018	2018-660095954	LONGHORN CONSTRUCTION LLC	18	34,000	0	3,740	346.00	2017	2017-660095954	LONGHORN CONSTRUCTION LLC	18	34,000	0	3,740	343.00	2016	2016-660095954	LONGHORN CONSTRUCTION LLC	18	34,000	0	3,740	351.00	2015	2015-660095954	KNAPP, BRETT D PROPERTIES LLC	18	8,860	0	975	88.00	2014	2014-660095954	KNAPP, BRETT D PROPERTIES LLC	18	8,860	0	975	90.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																										
2025	2025-660095954	MOSS, RANDALL A	18	345,000	0	37,950	3,508.00																																																																																																										
2024	2024-660095954	MOSS, RANDALL A	18	370,072	1000	32,065	2,963.00																																																																																																										
2023	2023-660095954	DURAN, KYLE D &	18	307,516	1000	31,102	2,849.00																																																																																																										
2022	2022-660095954	DURAN, KYLE D &	18	310,351	1000	30,167	2,793.00																																																																																																										
2021	2021-660095954	DURAN, KYLE D &	18	275,085	0	30,259	2,672.00																																																																																																										
2020	2020-660095954	DURAN, KYLE D &	18	272,958	0	30,025	2,749.00																																																																																																										
2019	2019-660095954	DURAN, KYLE D &	18	113,116	0	12,443	1,152.00																																																																																																										
2018	2018-660095954	LONGHORN CONSTRUCTION LLC	18	34,000	0	3,740	346.00																																																																																																										
2017	2017-660095954	LONGHORN CONSTRUCTION LLC	18	34,000	0	3,740	343.00																																																																																																										
2016	2016-660095954	LONGHORN CONSTRUCTION LLC	18	34,000	0	3,740	351.00																																																																																																										
2015	2015-660095954	KNAPP, BRETT D PROPERTIES LLC	18	8,860	0	975	88.00																																																																																																										
2014	2014-660095954	KNAPP, BRETT D PROPERTIES LLC	18	8,860	0	975	90.00																																																																																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:39:52  
Page 2

Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7128		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	31,049.00 x 1.45 = 45,021		
Factor Value			
Adjustments	1.3759		
Lot Value	61,946		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0808\IMG\_0040. 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,164 / 2,164
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,164
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	700 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	299,513	138.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	105.80	Total Misc Impr	+ 11,690
Roofing Adj	+ 4.61	Garage Cost	+ 20,944
Subfloor Adj	+ -2.19	Total RCN	= 313,694
Heat/Cool Adj	+ 12.64	Depreciation ( 6%)	- 18,822
Plumbing Adj	+ 9.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 294,872
Adj Base Cost	= 129.88	Lot Value	+ 61,946
Total Area	x 2,164	Indicated Value	= 356,818
Adjusted Cost	= 281,060	Value Per SqFt	164.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	294,872		
Lot Value	61,946		
Indicated Value	356,818	164.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	356,818	164.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138183	8x5		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	138185	19x10		190	26.33		5,003
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



# Rogers

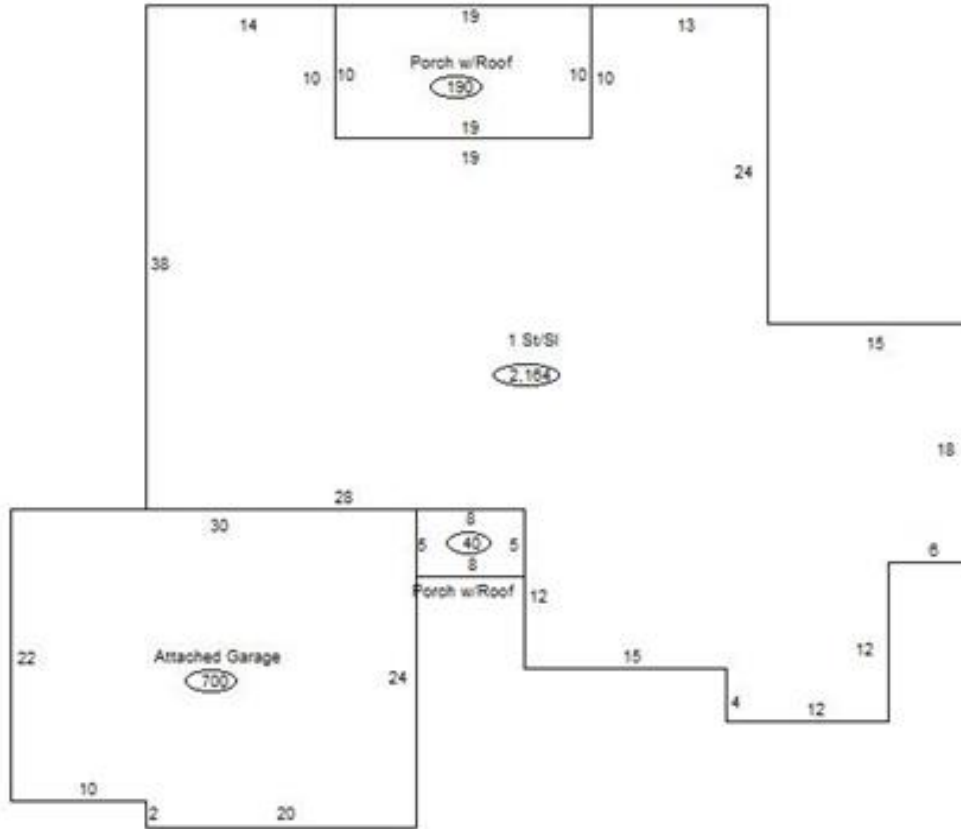
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:39:52  
 Page 3

Sketch Image

660095954



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,164	1.000	2,164
2	M	PRCH		13	SLBC	40	1.000	40
3	G	1		13	Attached Garage	700	1.000	700
4	M	PRCH		13	SLBC	190	1.000	190
<b>Total Building Area</b>						2,164		2,164