



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 660104344 Parcel ID 00000-0-0-0000416-001-0004 Cadastral ID 30-21-16-13540 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 342034 MOSS, HAZZI'E WRAY 23554 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23554 S MAE DR Subdivision KING RIDGE IV Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (156)\IMG_0004.JPG 3/22/2023</p>																																																				
Legal Description Lot/Long: 36.27033309 -95.65052077																																																									
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>R20 52</td> <td>R22- NEW 1143 SQ FT SFR</td> <td>12/2020</td> <td>03/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 52	R22- NEW 1143 SQ FT SFR	12/2020	03/2021	100,000																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1947		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,482.00 x 5.67 = 48,062		
Factor Value			
Adjustments	1.4000		
Lot Value	67,287		



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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	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,153 / 1,153
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,153
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	189,972	164.76 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	169,390	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	158,272		
Lot Value	67,287		
Indicated Value	225,559	195.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,559	195.63	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.14	Total Misc Impr	+	2,222
Roofing Adj	+ 4.72	Garage Cost	+	11,256
Subfloor Adj	+ -1.24	Total RCN	=	164,867
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	6,595
Plumbing Adj	+ 12.21	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	158,272
Adj Base Cost	= 131.30	Lot Value	+	67,287
Total Area	x 1,153	Indicated Value	=	225,559
Adjusted Cost	= 151,389	Value Per SqFt		195.63

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149450	12x4		48	24.12		1,158
PATO	SLAB PORCH - OPEN	149451	14x7		98	10.86		1,064



Rogers

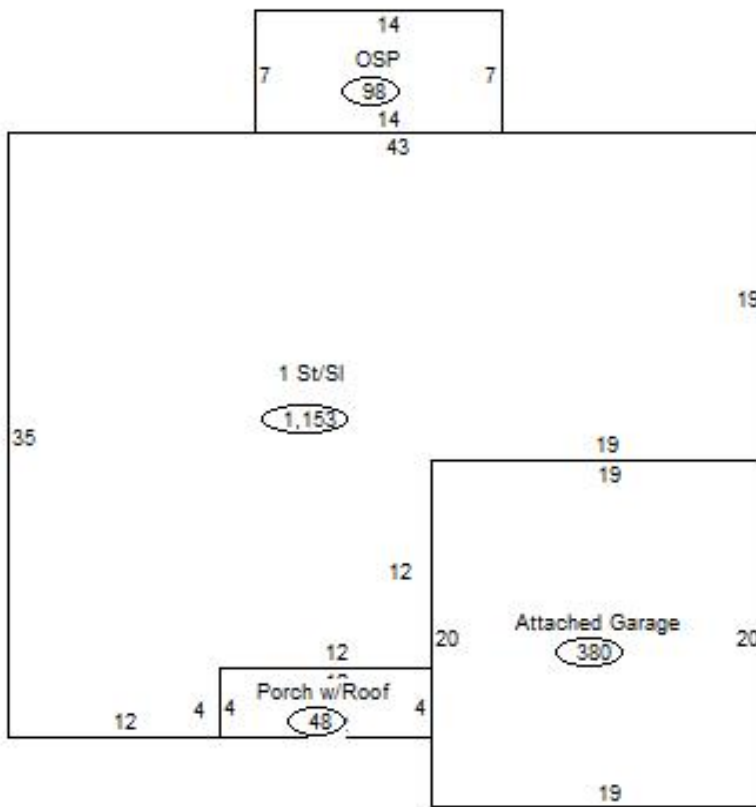
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Sketch Image

660104344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,153	1.000	1,153
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	98	1.000	98
Total Building Area						1,153		1,153