



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:11:30
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Assessment Data					Primary Image					
Account	660108388				No Image On File					
Parcel ID	22N16E-22-2-00000-002-0000									
Cadastral ID	22-22-16-00810									
Property Type	REAL - Real Property									
Property Class	RA	VI Area 1								
Tax Area	11 - SEQUOYAH/NW FIRE									
Name ID	342363									
MOSS, TERRI J										
13174 E 440 RD CLAREMORE OK 74017-0000										
Parcel Location										
Situs	13174 E 440 RD									
Subdivision										
Lot/Block	/	Parcel Size 5 - Acres								
Sec/Twn/Rng	22 / 22 / 16 / 2									
Neighborhood	6050 - UNPLATTED									
School District	S006 - SEQUOYAH SCHOOLS									
Legal Description Lat/Long: 36.37885275 -95.59416456										
TR DESC 2023-010623 AS COMM NW/C NW; N88.2802E 331.19'; S01 3710E 658.81'; S88.2807W 331.03'; N01.3801W 658.80' TO POB.					Building Permits					
					Number	Description		Opened	Closed	Amount
					S23	S24 SPLIT		08/2023	12/2023	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	/	MOSS, TERRI J &	08/09/2023		0 4	
PD	Add-Homestead	Yes	1,000	1,000						
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	
Remove Cap		Land Value	240	240	11%	26	Assessed	3,070	314.16	
Year Frozen	2026	Improvements	12,944	9,242		1,016	Penalty	0		
Uncapped Value	0	Mobile Home	19,879	18,437		2,028	Exemption	2,000	-177.00	
TIF Project ID	0	Total Value	33,063	27,919		3,070	Total Taxable	1,070	137.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108388	MOSS, TERRI J			11	32,406	1000	1,981	217.00	
2024	2024-660108388	MOSS, TERRI J			11	32,675	1000	1,894	209.00	
2023	2023-660108388	MOSS, TERRI J			11	67,016	0	2,810	294.00	



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Lot Data		Square-Foot - NBHD 6050 #1		Primary Image				
Lot Size	0	0						
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		4					
			0					
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments	0.0000							
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value								
Indicated Value				0.00 Per SqFt				
Aglnd Value		240						
Site Improvements		8,850						
Total Value		9,090		0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,520
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (8.78 x 2,520)		22,126	22,126	13,276		8,850



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 70 x 16
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,120 / 1,120
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	23,973
Lot Value	
Indicated Value	23,973
Agland Value	21.40 Per SqFt
Site Improvements	
Total Value	23,973
	21.40 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	30.52	Total Misc Impr	+	0			
Roofing Adj	+ 2.52	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	48,485			
Heat/Cool Adj	+ 3.55	Depreciation (59%)	-	28,606			
Plumbing Adj	+ 6.70	Lump Sums	+	4,094			
Basement Adj	+ 0.00	RCNLD	=	23,973			
Adj Base Cost	= 43.29	Lot Value	+				
Total Area	x 1,120	Indicated Value	=	23,973			
Adjusted Cost	= 48,485	Value Per SqFt		21.40			

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	141931	10x10		100	42.27	60%	1,691
WODC	WOOD DECK - COVERED	141932	16x10		160	37.54	60%	2,403



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,120	1.000	1,120
2	M	WODC		10	WODC	100	1.000	100
3	M	WODC		10	WODC	160	1.000	160
Total Building Area						1,120		1,120



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	NTV PST	20			5.000	48	48	240	240
NTV PST Totals						5.000			240	240
Total Agland						5.000			240	240