




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:23:11
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Assessment Data					Primary Image				
Account	660109234				 <p>660109234_001.JPG 9/24/2025</p>				
Parcel ID	21N16E-3004-013-0-000-00								
Cadastral ID	30-21-16-14770								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	348610								
MOUA, MICHAEL									
23114 S MAE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23114 S MAE DR								
Subdivision	KING RIDGE V								
Lot/Block	0013 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27687051 -95.64989869									
LOT 13 BLOCK 4 KING RIDGE V									
Building Permits									
Number		Description		Opened	Closed	Amount			
R25 024		NEW SFR 1981 SQ FT		05/2025	09/2025	165,000			
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LENNAR HOMES OF OKLAHOMA LLC	10/24/2025	277,500	15
					/	TULSA L DEV LLC	04/24/2025	693,500	15
					/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		15
					/	TULSA L DEV LLC	06/26/2024	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2026	Land Value	51,854	51,854	11%	5,704	Assessed	15,632	1,706.57
Year Frozen		Improvements	90,258	90,258		9,928	Penalty	0	
Uncapped Value	90,258	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	142,112	142,112		15,632	Total Taxable	15,632	1,707.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109234	LENNAR HOMES OF OKLAHOMA LLC			85	7,304	0	803	87.00



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2367		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,311.00 x 5.24 = 53,997		
Factor Value			
Adjustments	0.9603		
Lot Value	51,854		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,977 / 1,977
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,977
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	225,646		
Lot Value	51,854		
Indicated Value	277,500	140.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	277,500	140.36	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.24	Total Misc Impr	+ 5,849
Roofing Adj	+ 3.84	Garage Cost	+ 12,277
Subfloor Adj	+ 0.00	Total RCN	= 227,925
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 2,279
Plumbing Adj	+ 4.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 225,646
Adj Base Cost	= 106.12	Lot Value	+ 51,854
Total Area	x 1,977	Indicated Value	= 277,500
Adjusted Cost	= 209,799	Value Per SqFt	140.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176244	150		150	20.82		3,123
PATC	Patio - Covered	176245	16x10		160	17.04		2,726



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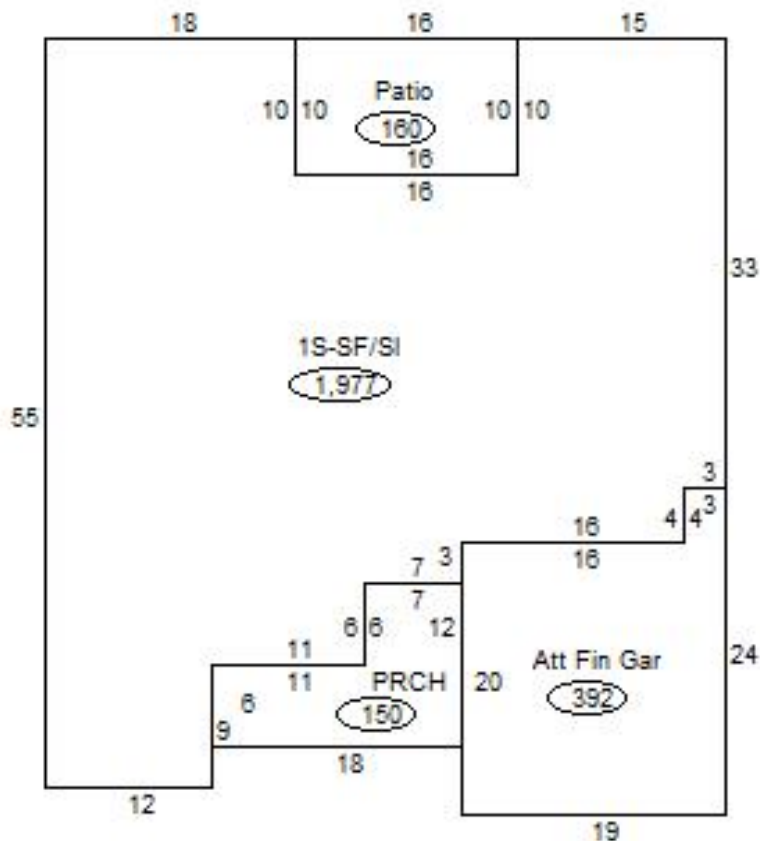
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Sketch Image

660109234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,977	1.000	1,977
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	PRCH	150	1.000	150
4	M	PATC		20	Patio	160	1.000	160
Total Building Area						1,977		1,977