



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:26:03
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Assessment Data					Primary Image																																																																																																																				
Account 660005986 Parcel ID 000000-00-0-00705-003-0010 Cadastral ID 07-21-15-01480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 112674 COMBS, NEALIA D 4551 E 490 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04551 E 490 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30834904 -95.74881968																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	5.0828							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	221,406.00 x .63 = 139,347							
Factor Value								
Adjustments	0.7000							
Lot Value	97,543							
Residential Data				D:\Convert\Photos\660\005\986-01.jpg 8/19/2008				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 97,543				
Cost Approach		Manual : 01/2025		Indicated Value 97,543 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+	0	Agland Value			
Roofing Adj	+ 0.00	Garage Cost	+		Site Improvements 2,419			
Subfloor Adj	+ 0.00	Total RCN	=	0	Total Value 99,962 0.00 Total Value Per SqFt			
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	+	97,543				
Total Area	x	Indicated Value	=	97,543				
Adjusted Cost	= 0	Value Per SqFt		0.00				
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	
	DTGF	DETACHED GARAGE FAIR	0x0x0			432	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 432)		6,912		6,912	4,493	2,419
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						



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



Residential Data	
Type	6 Mobile Home 78 x 28
Condition	1 - Low
Quality	1 - Low
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	2,184 / 2,184
Style	100% Double Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 76

\\tsclient\C\Users\Randy Necessary\Pictures\101_0429\IMG_0059. 5/2/2022

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	

Cost Approach		Manual : 01/2025	
Base Cost	23.83	Total Misc Impr	+ 0
Roofing Adj	+ 1.89	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 61,567
Heat/Cool Adj	+ 0.00	Depreciation (87%)	- 53,563
Plumbing Adj	+ 2.47	Lump Sums	+ 8,203
Basement Adj	+ 0.00	RCNLD	= 16,207
Adj Base Cost	= 28.19	Lot Value	+ 16,207
Total Area	x 2,184	Indicated Value	= 16,207
Adjusted Cost	= 61,567	Value Per SqFt	7.42

Value Reconciliation			
Selected Approach	Correlated Value		
Improvements	8,514		
Lot Value			
Indicated Value	8,514	3.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	8,514	3.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	153453	632		632	23.60	45%	8,203



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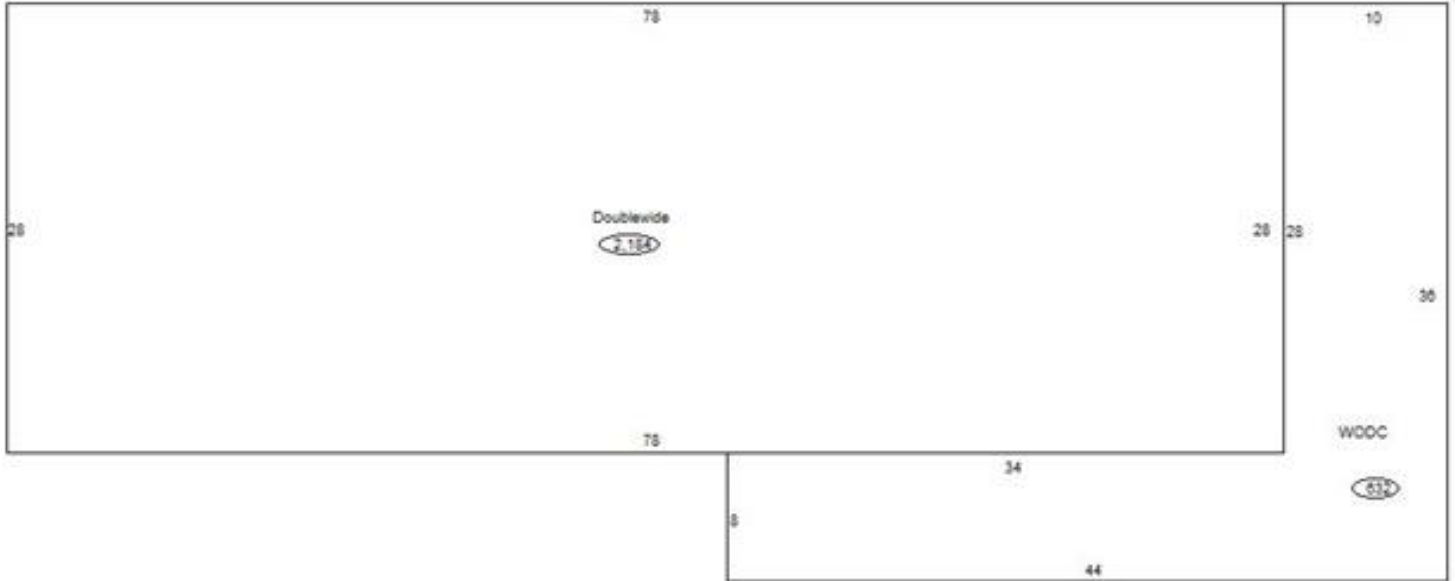
Date 04/17/2026

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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	14		10	Doublewide	2,184	1.000	2,184
2	M	WODC		10	WODC	632	1.000	632
Total Building Area						2,184		2,184