



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:04:25
Page 1

Assessment Data	Primary Image																									
Account 660005990 Parcel ID 000000-00-0-00705-003-0014 Cadastral ID 07-21-15-01520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 112774 HOUCK, ROBERT M & LINDA S TRUST 4295 E 490 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04295 E 490 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0014 / 0003 Parcel Size .5 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0503\IMG_0009. 5/4/2022</p>																									
Legal Description Lat/Long: 36.30832984 -95.75308498 E2 OF LOT 14 BLOCK 3 ROLLING MEADOWS EXT	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																				
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Exemptions <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>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <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>HOUCK, ROBERT M & LINDA S</td> <td>12/21/2023</td> <td>0</td> <td>4</td> </tr> <tr> <td>2463/466</td> <td>HOUCK, ROBERT M</td> <td>03/25/2015</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	HOUCK, ROBERT M & LINDA S	12/21/2023	0	4	2463/466	HOUCK, ROBERT M	03/25/2015	0	4
Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	1,000	1,000																						
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/	HOUCK, ROBERT M & LINDA S	12/21/2023	0	4																						
2463/466	HOUCK, ROBERT M	03/25/2015	0	4																						

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value 98,605	29,646	11%	3,261	Assessed	8,102	879.37	
Year Frozen	2007	Improvements 146,362	44,004		4,841	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	
TIF Project ID	0	Total Value 244,967	73,650		8,102	Total Taxable	7,102	782.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660005990	HOUCK, ROBERT M & LINDA S	7	239,847	1000	7,102	782.00	
2024	2024-660005990	HOUCK, ROBERT M & LINDA S	7	247,087	1000	7,102	798.00	
2023	2023-660005990	HOUCK, ROBERT M & LINDA S	7	214,590	1000	10,047	1,100.00	
2022	2022-660005990	HOUCK, ROBERT M & LINDA S	7	202,280	1000	10,047	1,142.00	
2021	2021-660005990	HOUCK, ROBERT M & LINDA S	7	209,685	1000	10,047	1,130.00	
2020	2020-660005990	HOUCK, ROBERT M & LINDA S	7	206,856	1000	10,047	1,129.00	
2019	2019-660005990	HOUCK, ROBERT M & LINDA S	7	200,125	1000	10,047	1,129.00	
2018	2018-660005990	HOUCK, ROBERT M & LINDA S	7	207,430	1000	10,047	1,093.00	
2017	2017-660005990	HOUCK, ROBERT M & LINDA S	7	205,556	1000	10,047	1,103.00	
2016	2016-660005990	HOUCK, ROBERT M & LINDA S	7	201,695	1000	10,047	1,104.00	
2015	2015-660005990	HOUCK, ROBERT M & LINDA S	7	200,015	1000	10,047	1,111.00	
2014	2014-660005990	HOUCK, ROBERT M	7	201,489	1000	10,047	1,120.00	
2013	2013-660005990	HOUCK, ROBERT M	7	195,200	1000	10,047	1,099.00	



Rogers

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Date 04/17/2026
Time 02:04:26
Page 2

Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size	0	0	
Lot Count	0.5		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	105,000.00 x .94 = 98,605		
Factor Value			
Adjustments	1.0000		
Lot Value	98,605		



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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	100% Veneer, Stone
Base/Total Area	1,992 / 1,992
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,992
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	184,228	92.48 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	3	
Indicated Value	389,430	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	145,763		
Lot Value	98,605		
Indicated Value	244,368	122.67	Per SqFt
Agland Value			
Site Improvements	599		
Total Value	244,967	122.98	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.25	Total Misc Impr	+ 22,840
Roofing Adj	+ 4.07	Garage Cost	+ 12,487
Subfloor Adj	+ -1.09	Total RCN	= 275,024
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 129,261
Plumbing Adj	+ 4.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 145,763
Adj Base Cost	= 120.33	Lot Value	+ 98,605
Total Area	x 1,992	Indicated Value	= 244,368
Adjusted Cost	= 239,697	Value Per SqFt	122.67

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2001	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	14074	32x6		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	14075	39x15		585	22.59		13,215



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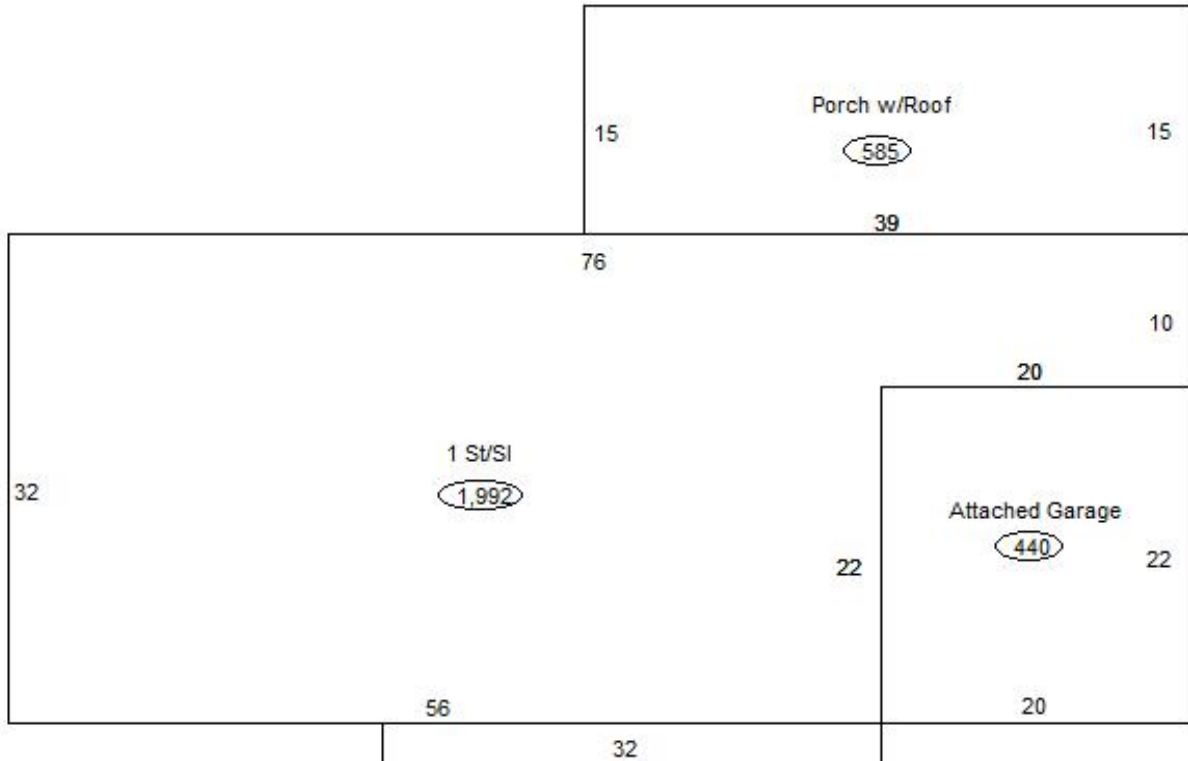
Date 04/17/2026

Time 02:04:26

Page 3

Sketch Image

660005990



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,992	1.000	1,992
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	585	1.000	585
Total Building Area						1,992		1,992



Rogers



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Date 04/17/2026
 Time 02:04:26
 Page 4

660005990

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			320
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 320) 1,498		Modifier Total	RCN 1,498	Depr (60% Phys/ % Func) 899	RCNLD 599
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD