



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:04:38  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006009 <b>Parcel ID</b> 000000-00-0-00705-004-0015 <b>Cadastral ID</b> 07-21-15-01720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 262574 MARANO, ALFONSO  4869 E 490 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04869 E 490 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0015 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">05/06/2022 10:07</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0038. 5/6/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30840942 -95.74311594 LOT 15 BLOCK 4 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.8186		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	209,897.00 x .64 = 135,319		
Factor Value			
Adjustments	1.0000		
Lot Value	135,319		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0506\IMG\_0038. 5/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,882 / 1,882
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,882
Fixture/RghIn	8 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,182	123.37	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	80.74	Total Misc Impr	+ 14,654				
Roofing Adj	+ 3.72	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 201,217				
Heat/Cool Adj	+ 9.89	Depreciation ( 63%)	- 126,767				
Plumbing Adj	+ 4.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 74,450				
Adj Base Cost	= 99.13	Lot Value	+ 135,319				
Total Area	x 1,882	Indicated Value	= 209,769				
Adjusted Cost	= 186,563	Value Per SqFt	111.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,450		
Lot Value	135,319		
Indicated Value	209,769	111.46	Per SqFt
Agland Value			
Site Improvements	144,343		
Total Value	354,112	188.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,394.05		4,394
PRCH	SLAB PORCH - COVERED	14114	162		162	20.09		3,255
PATO	SLAB PORCH - OPEN	14115	931		931	7.26		6,759
PRCH	SLAB PORCH - COVERED	14116	4x3		12	20.51		246



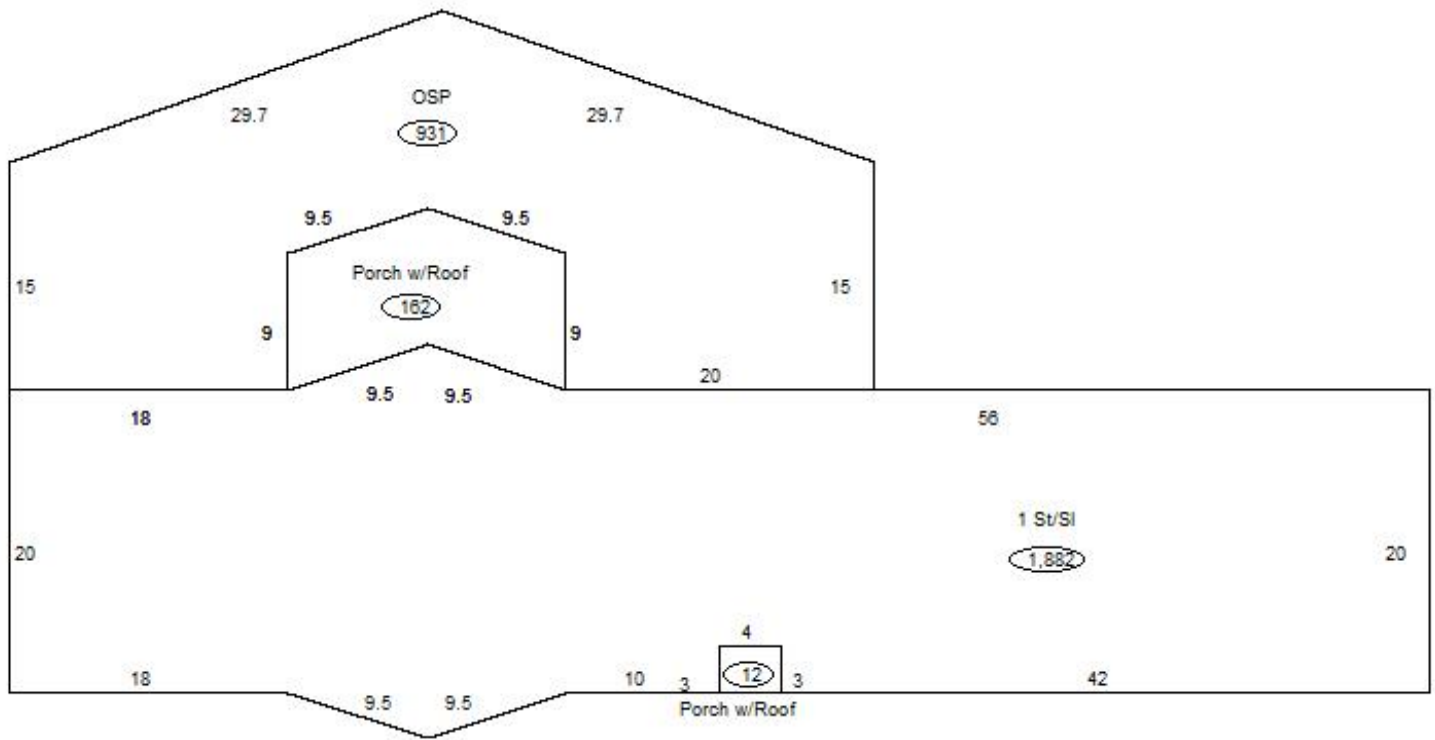
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,882	1.000	1,882
2	M	PRCH		13	SLBC	162	1.000	162
3	M	PATO		13	Open Slab	931	1.000	931
4	M	PRCH		13	SLBC	12	1.000	12
<b>Total Building Area</b>						1,882		1,882



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	100x50x0			5,000	
	Qual	3	Cond 3	Year	Eff Age	4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.20 x 5,000)	126,000		126,000	8,820	117,180
	UTIL	SHOP BUILDING	0x0x0			1,440	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.02 x 1,440)	41,789		41,789	14,626	27,163
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )					