



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:52:22
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Assessment Data				Primary Image						
Account	660016649									
Parcel ID	000000-00-0-00150-001-0005									
Cadastral ID	18-21-15-02760									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	4							
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	300718									
BARRETT, BRANT &										
MICHELLE										
4598 E 490 RD CLAREMORE OK 74019-0000										
Parcel Location				\\tsclient\C\Users\Randy Necessary\Pictures\101_0510\IMG_0001. 5/10/2022						
Situs	04598 E 490 RD									
Subdivision	CHAPARRAL ESTATES 1									
Lot/Block	0005 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	18 / 21 / 15 / 5									
Neighborhood	1106 - R-V01,4-SW CLAREMORE									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.30654455 -95.74724755				Building Permits						
LOT 5 BLOCK 1 CHAPARRAL ESTATES 1				Number	Description	Opened	Closed	Amount		
				R22 425	R23 NEW DTCH GARAGE 40X60	05/2022	05/2023	67,891		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2038/573	DEATON, LONIS E &	06/26/2009	190,000	YES	
					1649/694	LEAVELL, DAVID K &	01/06/2005	157,000	YES	
					1607/96	HELM, WILLIAM R & SUSAN A	07/21/2004	162,500	YES	
					1066/788	MOORE, ROBERT C &	05/22/1997	116,000	Yes	
					959/61	SELLER	06/06/1994	0	No	
					925/368	WYLIE CONSTRUCTION CO	08/12/1993	13,500	Yes	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2010	Land Value	98,342	91,009	11%	10,011	Assessed	38,192	3,741.29	
Year Frozen	0	Improvements	306,541	256,190		28,181	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	404,883	347,199		38,192	Total Taxable	38,192	3,741.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660016649	BARRETT, BRANT &			3	372,053	0	36,373	3,563.00	
2024	2024-660016649	BARRETT, BRANT &			3	387,520	0	34,641	3,328.00	
2023	2023-660016649	BARRETT, BRANT &			3	234,258	0	25,768	2,415.00	
2022	2022-660016649	BARRETT, BRANT &			3	234,248	0	25,767	2,524.00	
2021	2021-660016649	BARRETT, BRANT &			3	226,109	0	24,872	2,406.00	
2020	2020-660016649	BARRETT, BRANT &			3	224,939	0	24,743	2,390.00	
2019	2019-660016649	BARRETT, BRANT &			3	215,751	0	23,733	2,294.00	
2018	2018-660016649	BARRETT, BRANT &			3	222,508	0	24,476	2,278.00	
2017	2017-660016649	BARRETT, BRANT &			3	220,997	0	24,310	2,287.00	
2016	2016-660016649	BARRETT, BRANT &			3	216,326	0	23,796	2,240.00	
2015	2015-660016649	BARRETT, BRANT &			3	213,540	0	23,489	2,227.00	
2014	2014-660016649	BARRETT, BRANT &			3	216,696	0	23,797	2,278.00	
2013	2013-660016649	BARRETT, BRANT &			3	206,713	0	22,664	2,123.00	




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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3932 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 104,249.00 x .94 = 98,342 Factor Value Adjustments 1.0000 Lot Value 98,342		 <p style="text-align: right; color: orange;">05/10/2022 08:30</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0510\IMG_0001. 5/10/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,168 / 2,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,168
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

Cost Approach				Manual : 01/2025			
Base Cost	100.57	Total Misc Impr	+ 19,535				
Roofing Adj	+ 4.61	Garage Cost	+ 19,650				
Subfloor Adj	+ -2.19	Total RCN	= 305,394				
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 88,564				
Plumbing Adj	+ 7.16	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 216,830				
Adj Base Cost	= 122.79	Lot Value	+ 98,342				
Total Area	x 2,168	Indicated Value	= 315,172				
Adjusted Cost	= 266,209	Value Per SqFt	145.37				

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	348,624	160.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	56,560		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,830		
Lot Value	98,342		
Indicated Value	315,172	145.37	Per SqFt
Agland Value			
Site Improvements	89,711		
Total Value	404,883	186.75	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	39851	316		316	25.94		8,197
PRCH	SLAB PORCH - COVERED	39852	218		218	26.25		5,723



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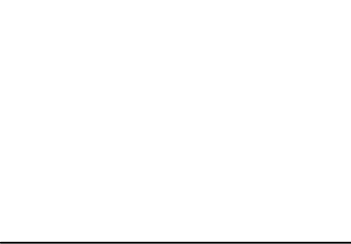

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	40x60x0		Formed Metal	2,400	
	Qual	5	Cond 5	Year	2023	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
	Base Cost (35.96 x 2,400)		86,304		86,304	863	85,441
	PRCH	Slab Porch - Covered	9x20x0			180	
	Qual	3	Cond 3	Year	2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
	Base Cost (26.36 x 180)		4,745		4,745	475	4,270
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
	Base Cost (4.68 x)						