



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:20:18
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Assessment Data					Primary Image																																																																																																																				
Account 660016654 Parcel ID 000000-00-0-00150-002-0002 Cadastral ID 18-21-15-02810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 262673 MORT, TIMOTHY R & ANGELA D 4826 E 490 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 04826 E 490 RD Subdivision CHAPARRAL ESTATES 1 Lot/Block 0002 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30657160 -95.74325781					Building Permits																																																																																																																				
LOTS 2 & 3 BLOCK 2 CHAPARRAL ESTATES 1					<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>R19</td> <td>R19- ADD ON TO SHOP</td> <td>09/2018</td> <td>11/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19- ADD ON TO SHOP	09/2018	11/2018																																																																																																							
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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2							
Non-Ag Acres	2.444							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	106,459.00 x .93 = 99,116							
Factor Value								
Adjustments	1.0000							
Lot Value	99,116							
Residential Data				\\tsclient\C\Users\Randy Necessary\Pictures\101_0510\IMG_0018. 5/10/2022				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% 1 1/2 Story Finished			Multiple Regression				
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	2,066 / 3,550			Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 424,182 119.49 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	2,066			Adjustment Model 1 2022 Residential				
Fixture/RghIn	14 /			Comparables				
Bed/F/H Bath	4 / 2.5 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type	702 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 309,983				
Year/Eff Age	1997 / 22			Lot Value 99,116				
Cost Approach		Manual : 01/2025		Indicated Value 409,099 115.24 Per SqFt				
Base Cost	88.97	Total Misc Impr	+ 12,553	Agland Value				
Roofing Adj	+ 2.71	Garage Cost	+ 20,990	Site Improvements 55,387				
Subfloor Adj	+ -1.27	Total RCN	= 418,896	Total Value 464,486 130.84 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 108,913					
Plumbing Adj	+ 5.50	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 309,983					
Adj Base Cost	= 108.55	Lot Value	+ 99,116					
Total Area	x 3,550	Indicated Value	= 409,099					
Adjusted Cost	= 385,353	Value Per SqFt	115.24					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39864	43x7		301	25.99		7,823
PATO	SLAB PORCH - OPEN	39866	50x11		550	8.60		4,730



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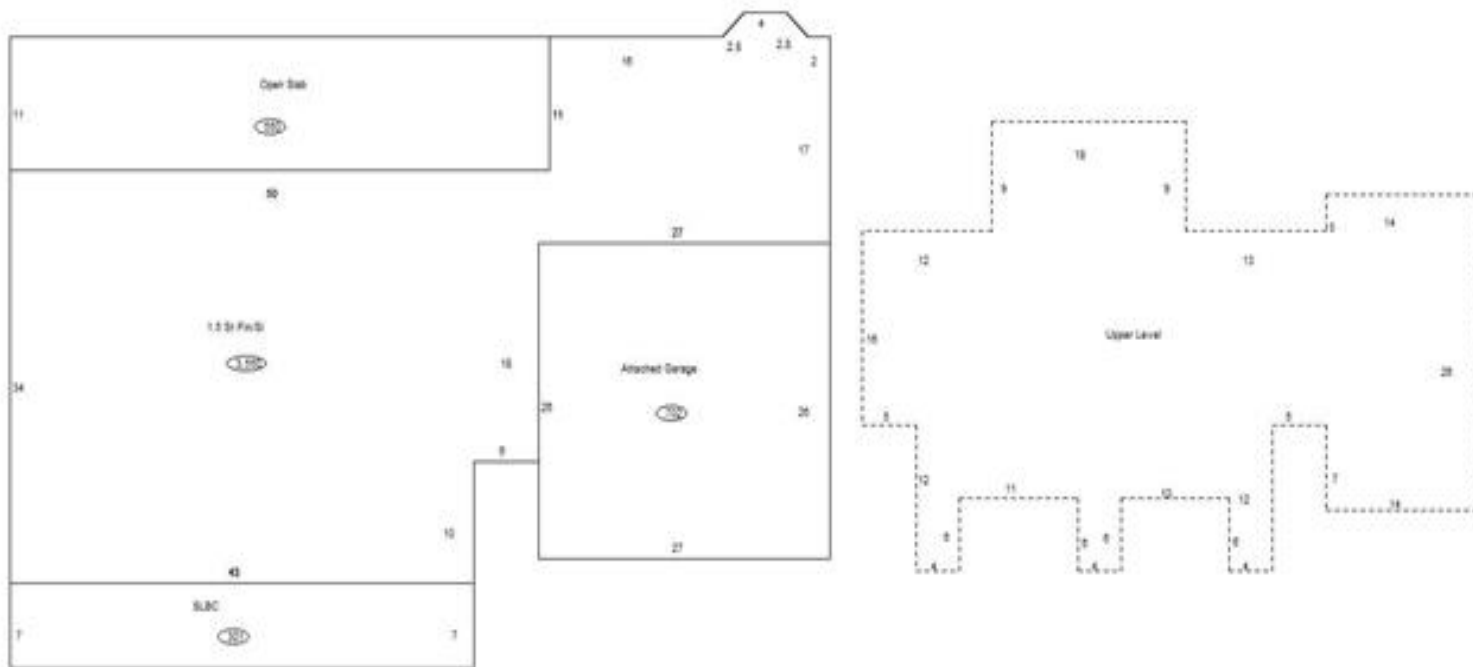
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Sketch Image

660016654



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,066	1.718	3,550
2	G	1		10	Attached Garage	702	1.000	702
3	M	PRCH		10	SLBC	301	1.000	301
4	U	^UL	Overhang	10	Upper Level	1,484	1.000	1,484
5	M	PATO		10	Open Slab	550	1.000	550
Total Building Area						2,066		3,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	42x20x0			840
	Qual 2	Cond 3	Year 2018	Eff Age	6	
	Valuation Summary		Modifier Total		RCN	Depr (11% Phys/ % Func)
Base Cost (32.93 x 840)		27,661		27,661	3,043	24,618
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)
Base Cost (31.28 x 960)		30,029		30,029	300	29,729
	LT	LEAN-TO	0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)
Base Cost (2.92 x 360)		1,051		1,051	11	1,040
	LT	LEAN-TO	0x0x0			
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (2.92 x)						