



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:18:50
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Assessment Data					Primary Image																																																																																																																				
Account 660016657 Parcel ID 000000-00-0-00150-002-0007 Cadastral ID 18-21-15-02840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 318400 RONQUILLO, KERRY K & KATHERINE E 4976 E 490 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04976 E 490 RD Subdivision CHAPARRAL ESTATES 1 Lot/Block 0007 / 0002 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: 36.30726579 -95.74388592																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.6226 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 114,241.00 x .89 = 101,840 Factor Value Adjustments 1.0000 Lot Value 101,840		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	3,066 / 3,788
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,066
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	834 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	583,138	153.94	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.37	Total Misc Impr	+ 10,264				
Roofing Adj	+ 4.04	Garage Cost	+ 31,033				
Subfloor Adj	+ -2.60	Total RCN	= 477,599				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 148,056				
Plumbing Adj	+ 5.90	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 329,543				
Adj Base Cost	= 115.18	Lot Value	+ 101,840				
Total Area	x 3,788	Indicated Value	= 431,383				
Adjusted Cost	= 436,302	Value Per SqFt	113.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	329,543		
Lot Value	101,840		
Indicated Value	431,383	113.88	Per SqFt
Agland Value			
Site Improvements	134,865		
Total Value	566,248	149.48	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2017	1	0.00	
PRCH	SLAB PORCH - COVERED	39869	120		120	29.13	3,496
PRCH	SLAB PORCH - COVERED	39870	236		236	28.68	6,768



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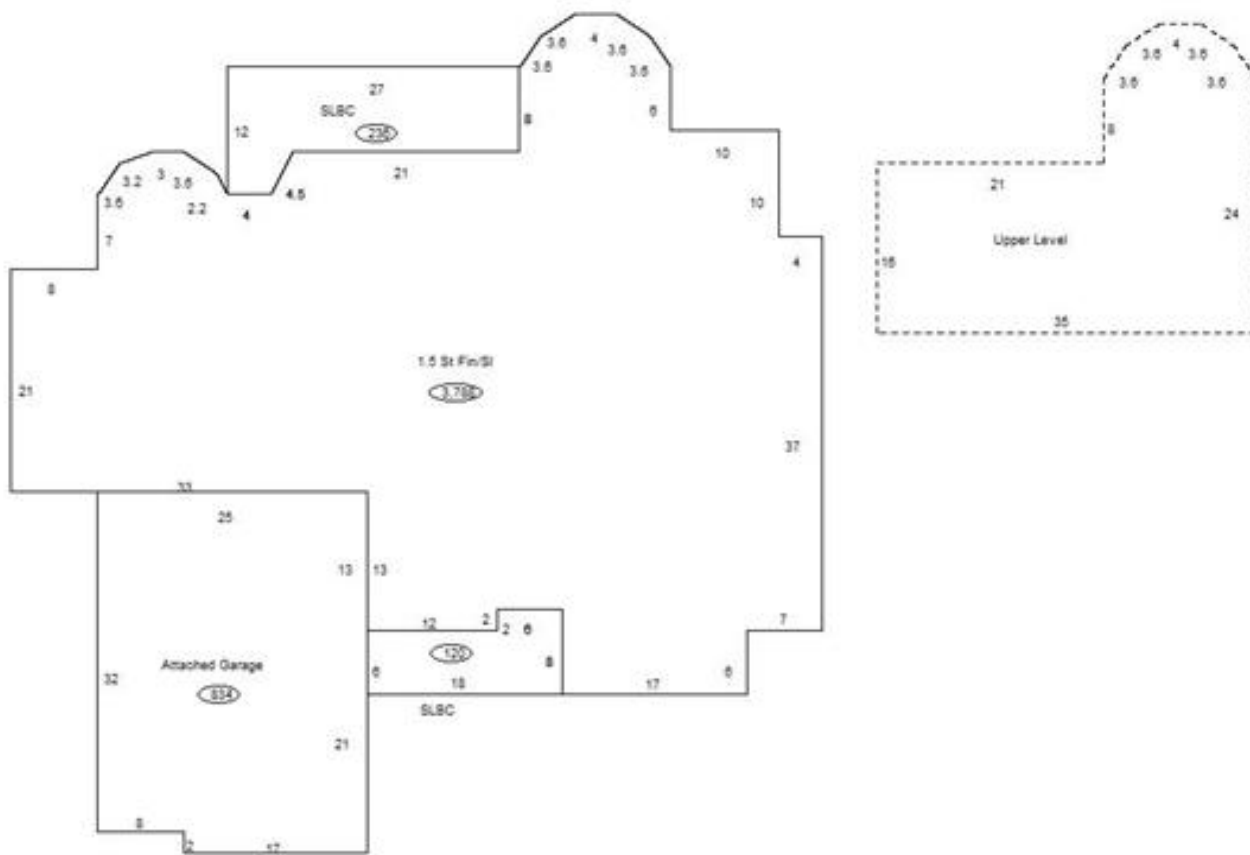
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Sketch Image

660016657



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,066	1.235	3,788
2	G	1		13	Attached Garage	834	1.000	834
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	236	1.000	236
5	U	^UL		13	Upper Level	722	1.000	722
Total Building Area						3,066		3,788



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	110x40x0			4,400	
	Qual 2	Cond 3	Year 2008	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
	Base Cost (23.47 x 4,400)		103,268		103,268	1,033	102,235
	GRDT	GARAGE - DETACHED	0x0x0			625	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (27.78 x 625)		17,363		17,363	868	16,495
	GRC	Apartment Garages, Detached	0x0x0			625	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (25.86 x 625)		16,163		16,163	808	15,355
	LT	LEAN-TO	15x18x0			270	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 270)		788		788	8	780