



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:45:55
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660063570 Parcel ID 21N15E-18-2-00000-000-0000 Cadastral ID 18-21-15-00510 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333228 MORGAN, SCOTT A & TERESA 4510 E 490 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04510 E 490 RD Subdivision Lot/Block / Parcel Size 12.04 - Acres Sec/Twn/Rng 18 / 21 / 15 / 2 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0510\IMG_0070. 5/11/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30318499 -95.75126395 N2 SE NW LESS & EXCEPT N 50' THEREOF; AND LESS & EXCEPT E 286.50' & W 286.50' THEREOF AND E 50' NE NW AND E 50' N 50' N2 SE NW.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		<p style="text-align: right; color: orange;">05/10/2022 13:16</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0510\IMG_0070. 5/11/2022</p>
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 2	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	3,314 / 4,971
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	667 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

Cost Approach		Manual : 01/2025	
Base Cost	101.09	Total Misc Impr	+ 24,357
Roofing Adj	+ 4.22	Garage Cost	+ 34,671
Subfloor Adj	+ 0.00	Total RCN	= 708,589
Heat/Cool Adj	+ 18.45	Depreciation (22%)	- 155,890
Plumbing Adj	+ 6.91	Lump Sums	+ 3,536
Basement Adj	+ 0.00	RCNLD	= 556,235
Adj Base Cost	= 130.67	Lot Value	+ 556,235
Total Area	x 4,971	Indicated Value	= 556,235
Adjusted Cost	= 649,561	Value Per SqFt	111.90

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	556,235		
Lot Value			
Indicated Value	556,235	111.90	Per SqFt
Agland Value	433		
Site Improvements	141,944		
Total Value	698,612	140.54	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81151	706		706	34.50		24,357
WODO	WOOD DECK - OPEN	81152	217		217	29.63	45%	3,536
SHLT	STORM SHELTER			1 2018	1	0.00		



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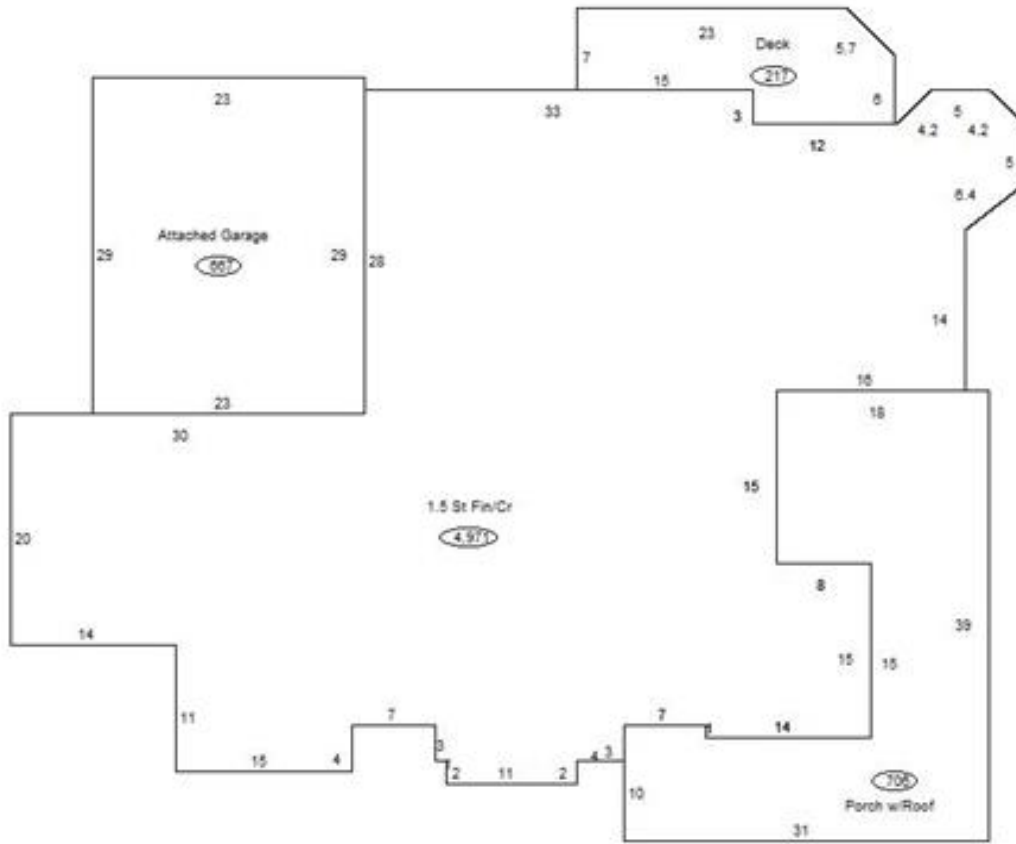
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	3,314	1.500	4,971
2	G	1	Slab	13	Attached Garage	667	1.000	667
3	M	PRCH		13	SLBC	706	1.000	706
4	M	WODO		13	WODO	217	1.000	217
Total Building Area						3,314		4,971



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			4,800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (24.10 x 4,800)		115,680	115,680	5,784	109,896
	LF	LOAFING SHED	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 432)		1,840	1,840	92	1,748
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000		30,000
	RPH	Res. Pool House	6x10x0			60
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 60)		1,500	1,500	1,200	300



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			12.040	0	36	0	0
NTV PST Totals						12.040			0	0
Total Agland						12.040			0	0