



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660068129													
Parcel ID	21N15E-18-2-00000-000-0000													
Cadastral ID	18-21-15-00522													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	319896													
MORGAN, JOE & TONYA D														
4374 E 490 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	04374 E 490 RD													
Subdivision														
Lot/Block	/	Parcel Size	10.76 - Acres											
Sec/Twn/Rng	18 / 21 / 15 / 2													
Neighborhood	6110 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.30472361 -95.75059520														
TR IN NE NW & SE NW DESC AS; COMM NW/C NE NW; TH N89-14-46 E 637' TO POB; TH S 00-03-08 W 1366.47'; TH N 89-15-40 E 633'; TH N 00-03-08 50'; TH S 89-15-40 W 1.55'; TH N 00-06-54 640'; TH S89-19- 50 W 597.14'; TH N 00-03-08 E 675.76' TO N/L; TH S 89-14-46 W 35'														
Building Permits														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2589/328	JENKINS, JAY LEE &	10/26/2016	440,000	YES										
2227/657	BURNEY, ADAM H &	02/21/2012	364,000	YES										
1163/215	SIMMONS HOMES INC	03/19/1999	174,500	Yes										
1138/37	BURNEY, ADAM H &	10/06/1998	0	No										
1081/772	DEAN, CYNTHIA L TRUSTEE	09/18/1997	48,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2017	Land Value	153,467	151,921	11%	16,711	Assessed	58,042 6,299.76						
Year Frozen	0	Improvements	432,417	375,741		41,331	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00						
TIF Project ID	0	Total Value	585,884	527,662		58,042	Total Taxable	57,042 6,202.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660068129	MORGAN, JOE & TONYA D	7	523,150	1000	55,353	6,018.00							
2024	2024-660068129	MORGAN, JOE & TONYA D	7	536,245	1000	53,711	5,941.00							
2023	2023-660068129	MORGAN, JOE & TONYA D	7	482,887	1000	52,118	5,643.00							
2022	2022-660068129	MORGAN, JOE & TONYA D	7	481,836	1000	51,227	5,765.00							
2021	2021-660068129	MORGAN, JOE & TONYA D	7	468,223	1000	49,706	5,533.00							
2020	2020-660068129	MORGAN, JOE & TONYA D	7	465,018	1000	48,229	5,362.00							
2019	2019-660068129	MORGAN, JOE & TONYA D	7	434,502	1000	46,796	5,207.00							
2018	2018-660068129	MORGAN, JOE & TONYA D	7	447,371	1000	48,211	5,190.00							
2017	2017-660068129	MORGAN, JOE & TONYA D	7	442,148	1000	47,637	5,176.00							
2016	2016-660068129	JENKINS, JAY LEE &	7	461,109	1000	49,722	5,405.00							
2015	2015-660068129	JENKINS, JAY LEE &	7	449,816	0	49,339	5,384.00							
2014	2014-660068129	JENKINS, JAY LEE &	7	383,215	0	42,134	4,635.00							
2013	2013-660068129	JENKINS, JAY LEE &	7	364,792	0	40,128	4,332.00							



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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size			
Lot Count			
Units Buildable	10.76		
Non-Ag Acres	10.577		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	460,736.00 x .33 = 153,467		
Factor Value			
Adjustments	1.0000		
Lot Value	153,467		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,681 / 2,864
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,681
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	738 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	500,074	174.61	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	102.38	Total Misc Impr	+ 21,397
Roofing Adj	+ 3.69	Garage Cost	+ 33,520
Subfloor Adj	+ -2.85	Total RCN	= 422,454
Heat/Cool Adj	+ 16.31	Depreciation (25%)	- 105,614
Plumbing Adj	+ 8.80	Lump Sums	+ 8,500
Basement Adj	+ 0.00	RCNLD	= 325,340
Adj Base Cost	= 128.33	Lot Value	+ 153,467
Total Area	x 2,864	Indicated Value	= 478,807
Adjusted Cost	= 367,537	Value Per SqFt	167.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	325,340		
Lot Value	153,467		
Indicated Value	478,807	167.18	Per SqFt
Agland Value			
Site Improvements	107,077		
Total Value	585,884	204.57	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	82513		113	113	32.80		3,706
PRCH	SLAB PORCH - COVERED	82514		328	328	31.85		10,447
WODO	WOOD DECK - OPEN	120593	44x14		616	21.23	35%	8,500



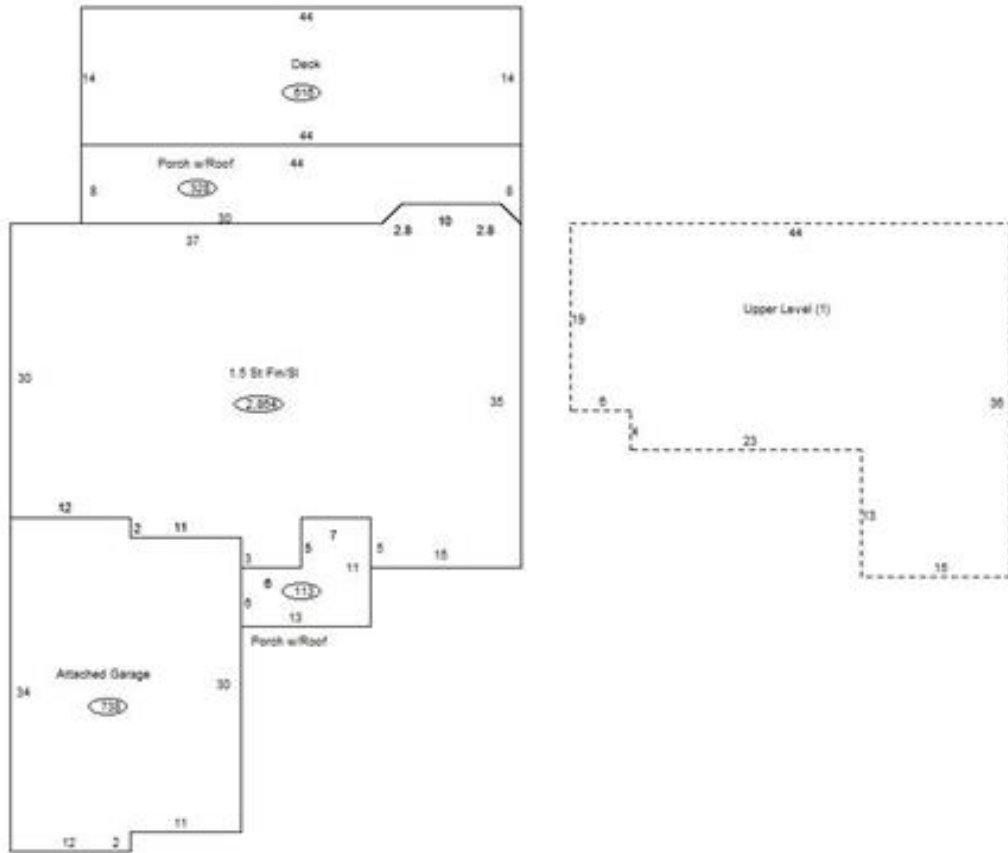
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,681	1.704	2,864
2	G	1		13	Attached Garage	738	1.000	738
3	M	PRCH		13	SLBC	113	1.000	113
4	M	PRCH		13	SLBC	328	1.000	328
5	U	^UL		13	Upper Level (1)	1,183	1.000	1,183
6	M	WODO		13	WODO	616	1.000	616
Total Building Area						1,681		2,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x80x0			3,200
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary Base Cost (24.33 x 3,200) 77,856		Modifier Total	RCN 77,856	Depr (1% Phys/ % Func) 779	RCNLD 77,077
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (0% Phys/ % Func)	RCNLD 30,000