



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 660091197 Parcel ID 21N15E-18-2-00000-000-0000 Cadastral ID 18-21-15-00525 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 299004 WARD, CHRISTOPHER & MELISSA 4370 E 490 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 04370 E 490 RD Subdivision Lot/Block / Parcel Size 10.98 - Acres Sec/Twn/Rng 18 / 21 / 15 / 2 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30472883 -95.75266084 W 637' S 669.5' NE NW & E 30' W 637' NE NW LESS S 669.5' THEREOF, & W 637' N 50' SE NW.					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>8461</td> <td>R12-NEW POOL</td> <td>08/2011</td> <td>08/2011</td> <td></td> </tr> <tr> <td>R2010 09 8</td> <td>R12-NEW 4960 SQ FT SFR</td> <td>10/2010</td> <td>08/2011</td> <td>550,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8461	R12-NEW POOL	08/2011	08/2011		R2010 09 8	R12-NEW 4960 SQ FT SFR	10/2010	08/2011	550,000																																																																																																	
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Lot Data		Square-Foot - NBHD 6110 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0511\IMG_0006. 5/11/2022</p>				
Lot Count								
Units Buildable	10.98							
Non-Ag Acres	10.9227							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	475,793.00 x .33 = 157,984			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	157,984			Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	6 - Excellent			Indicated Value 998,422 194.28 Per SqFt				
Architecture				Direct Comparables				
Style	100% 1 1/2 Story Finished			Selection Model 1 Res				
Exterior Wall	90% Frame, Stucco 10% Veneer, Stone			Adjustment Model A2 AO Test				
Base/Total Area	3,451 / 5,139			Comparables				
Style	100% 1 1/2 Story Finished			Indicated Value				
HVAC	100% Warmed & Cooled Air			Value Reconciliation				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	3,451			Improvements 841,287				
Fixture/RghIn	22 /			Lot Value 157,984				
Bed/F/H Bath	6 / 5.0 /			Indicated Value 999,271 194.45 Per SqFt				
Basement Area				Agland Value				
Garage Type	968 Attached Garage - Unfinished			Site Improvements 91,096				
Remodel				Total Value 1,090,367 212.17 Total Value Per SqFt				
Year/Eff Age	2011 / 11							
Cost Approach		Manual : 01/2025						
Base Cost	112.04	Total Misc Impr	+ 81,439					
Roofing Adj	+ 4.97	Garage Cost	+ 78,156					
Subfloor Adj	+ -5.78	Total RCN	= 894,986					
Heat/Cool Adj	+ 21.74	Depreciation (6%)	- 53,699					
Plumbing Adj	+ 10.13	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 841,287					
Adj Base Cost	= 143.10	Lot Value	+ 157,984					
Total Area	x 5,139	Indicated Value	= 999,271					
Adjusted Cost	= 735,391	Value Per SqFt	194.45					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
PRCH	SLAB PORCH - COVERED	110726		744	744	43.17		32,118
PRCH	SLAB PORCH - COVERED	110727		533	533	44.13		23,521
PRCH	SLAB PORCH - COVERED	110730		14x10	140	46.31		6,483

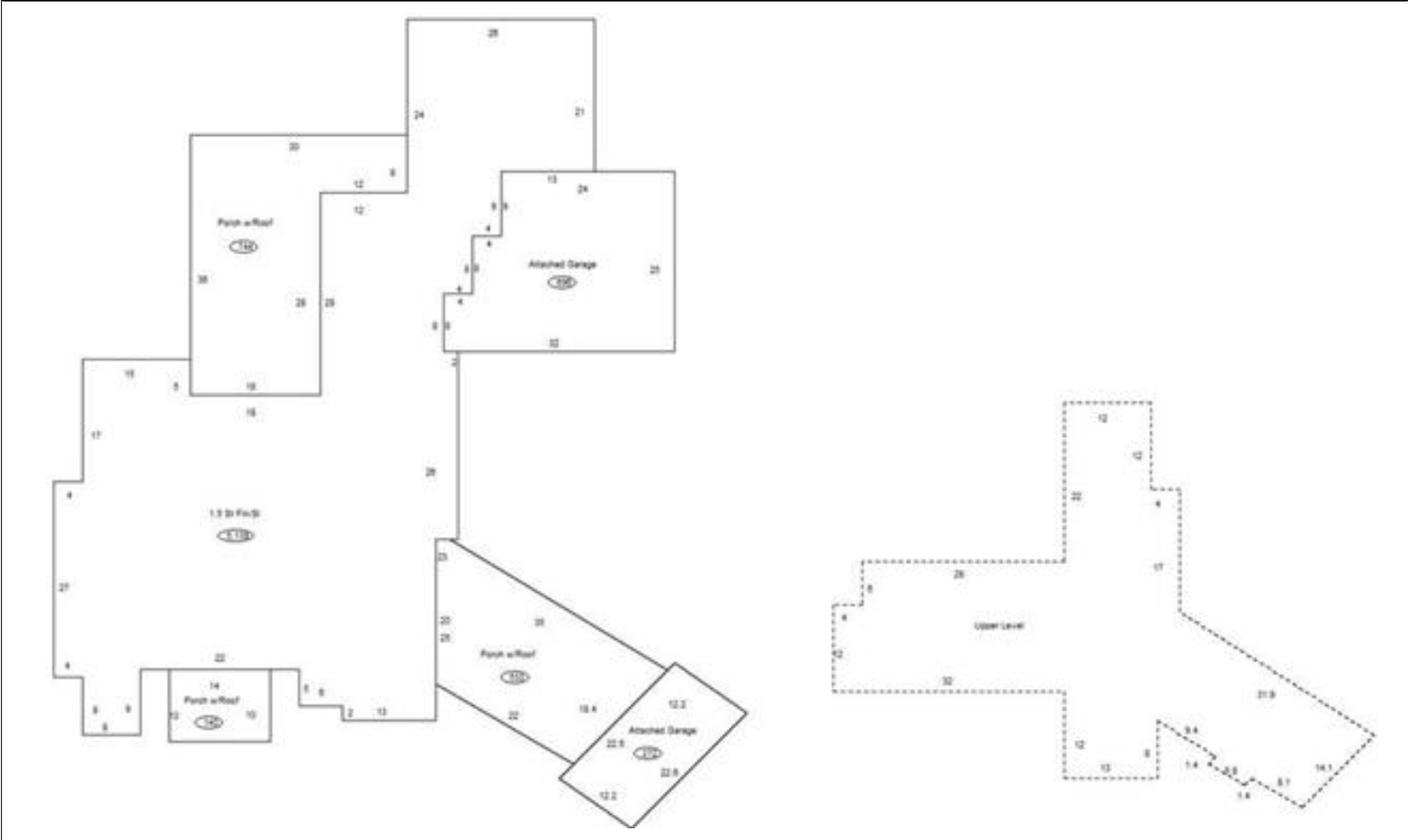


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Sketch Image

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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	3,451	1.489	5,139
2	U	^UL	Overhang	13	Upper Level	1,688	1.000	1,688
3	G	1		13	Attached Garage	696	1.000	696
4	M	PRCH		13	SLBC	744	1.000	744
5	M	PRCH		13	SLBC	533	1.000	533
6	G	1		13	Attached Garage	272	1.000	272
7	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						3,451		5,139



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2011	Eff Age		
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (1% Phys/ % Func) 300	RCNLD 29,700
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25.84 x 2,400) 62,016		Modifier Total	RCN 62,016	Depr (1% Phys/ % Func) 620	RCNLD 61,396