



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 660092208 Parcel ID 000000-00-0-00705-004-0017 Cadastral ID 07-21-15-01741 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 314498 MILLARD, ROGER LANCE & SUSAN WREN MILLARD 4741 E 490 RD CLAREMORE OK 74019-0000 Parcel Location Situs 04741 E 490 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0017 / 0004 Parcel Size .32 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30794867 -95.74517165 S 365' OF E 166.5' OF LOT 17 BLOCK 4 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.5599							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	67,951.00 x 1.16 = 78,929			\\tsclient\C\Users\Randy Necessary\Pictures\101_0506\IMG_0023. 5/6/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	78,929			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 348,888 130.04 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,821 / 2,683			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 1				
HVAC	100% Warmed & Cooled Air			Indicated Value 17,350 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,821			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 260,209				
Bed/F/H Bath	4 / 2.5 /			Lot Value 78,929				
Basement Area				Indicated Value 339,138 126.40 Per SqFt				
Garage Type	506 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 32,014				
Year/Eff Age	1994 / 24			Total Value 371,152 138.33 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	99.31	Total Misc Impr	+ 15,160					
Roofing Adj	+ 3.72	Garage Cost	+ 20,088					
Subfloor Adj	+ -2.38	Total RCN	= 366,491					
Heat/Cool Adj	+ 14.47	Depreciation (29%)	- 106,282					
Plumbing Adj	+ 8.34	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 260,209					
Adj Base Cost	= 123.46	Lot Value	+ 78,929					
Total Area	x 2,683	Indicated Value	= 339,138					
Adjusted Cost	= 331,243	Value Per SqFt	126.40					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	111874		112	112	29.16		3,266
PRCH	SLAB PORCH - COVERED	111875	15x8		120	29.13		3,496
PATO	SLAB PORCH - OPEN	111876	16x10		160	12.30		1,968



Rogers

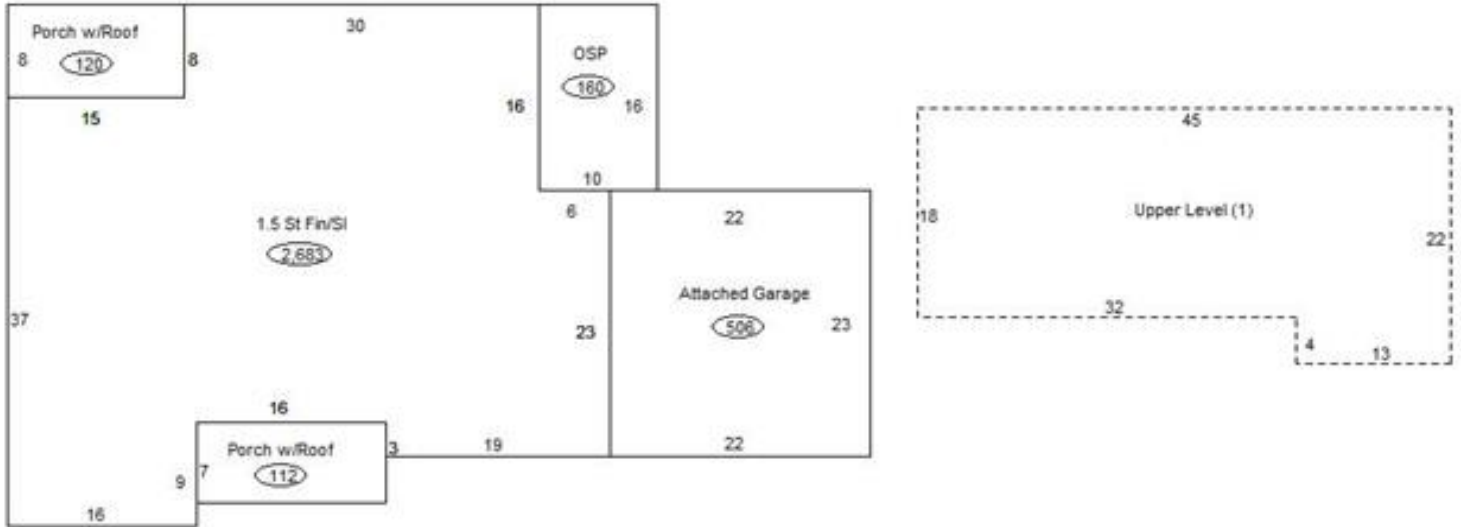
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Sketch Image

660092208



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/Sl	1,821	1.473	2,683
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PATO		13	Open Slab	160	1.000	160
6	U	^UL		13	Upper Level (1)	862	1.000	862
Total Building Area						1,821		2,683



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			144
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 144)	613		613	123	490
	STF	STG FAIR	0x0x0			400
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 400)	1,872		1,872	655	1,217
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	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
	LT	LEAN-TO	9x18x0			162
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 162)	473		473	166	307