



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:26
Page 1

Assessment Data					Primary Image																																																	
Account 660013845 Parcel ID 000000-00-0-00933-003-0011 Cadastral ID 14-21-15-03020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 297430 HUDSON, FRANK THOMAS & ROSALINDA Z 8313 E REMINGTON AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08313 E REMINGTON AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0039. 7/28/2022</p>																																																	
Legal Description Lot/Long: 36.30132508 -95.68170288																																																						
LOT 11 BLOCK 3 WINCHESTER HEIGHTS					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2675/946	HUDSON, FRANK T	11/07/2017	0	4																																													
					1938/134	BAUSCH, DARON LANE	02/29/2008	185,000	YES																																													
					1012/782	REYES, MANUEL D &	12/29/1995	91,500	Yes																																													
					863/441			73,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 89,625</td> <td>35,543</td> <td>11%</td> <td>3,910</td> <td>Assessed</td> <td>24,977</td> <td>2,308.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 213,676</td> <td>191,518</td> <td> </td> <td>21,067</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 303,301</td> <td>227,061</td> <td> </td> <td>24,977</td> <td>Total Taxable</td> <td>23,977</td> <td>2,216.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2009	Land Value 89,625	35,543	11%	3,910	Assessed	24,977	2,308.62	Year Frozen	0	Improvements 213,676	191,518		21,067	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 303,301	227,061		24,977	Total Taxable	23,977	2,216.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013845	HUDSON, FRANK THOMAS &	18	290,312	1000	23,249	2,149.00																																															
2024	2024-660013845	HUDSON, FRANK THOMAS &	18	283,297	1000	22,542	2,083.00																																															
2023	2023-660013845	HUDSON, FRANK THOMAS &	18	207,795	1000	21,857	2,002.00																																															
2022	2022-660013845	HUDSON, FRANK THOMAS &	18	207,906	1000	21,870	2,025.00																																															
2021	2021-660013845	HUDSON, FRANK THOMAS &	18	212,407	1000	22,365	1,975.00																																															
2020	2020-660013845	HUDSON, FRANK THOMAS &	18	211,056	1000	21,785	1,995.00																																															
2019	2019-660013845	HUDSON, FRANK THOMAS &	18	201,103	1000	21,121	1,956.00																																															
2018	2018-660013845	HUDSON, FRANK THOMAS &	18	207,619	1000	21,838	2,018.00																																															
2017	2017-660013845	HUDSON, FRANK T	18	205,407	1000	21,595	1,981.00																																															
2016	2016-660013845	HUDSON, FRANK T	18	200,650	1000	21,072	1,975.00																																															
2015	2015-660013845	HUDSON, FRANK T	18	195,343	1000	20,462	1,842.00																																															
2014	2014-660013845	HUDSON, FRANK T	18	200,770	1000	19,837	1,839.00																																															
2013	2013-660013845	HUDSON, FRANK T	18	190,677	1000	19,230	1,760.00																																															



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Date 04/16/2026
Time 22:19:27
Page 2

Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3601	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,246.00 x 1.51 = 89,625	
Factor Value		
Adjustments	1.0000	
Lot Value	89,625	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	2,181 / 2,181
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,181
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	272,402	124.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	323,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.09	Total Misc Impr	+	15,971			
Roofing Adj	+ 4.60	Garage Cost	+	17,686			
Subfloor Adj	+ -2.19	Total RCN	=	315,224			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	135,546			
Plumbing Adj	+ 8.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	179,678			
Adj Base Cost	= 129.10	Lot Value	+	89,625			
Total Area	x 2,181	Indicated Value	=	269,303			
Adjusted Cost	= 281,567	Value Per SqFt		123.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,678		
Lot Value	89,625		
Indicated Value	269,303	123.48	Per SqFt
Agland Value			
Site Improvements	33,998		
Total Value	303,301	139.07	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	33197	13x5		65	26.73		1,737
PRCH	SLAB PORCH - COVERED	33198	22x9		198	26.31		5,209
PATO	SLAB PORCH - OPEN	33199	22x18		396	8.61		3,410



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Time 22:19:27
Page 4

660013845

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (31.48 x 1,200)		37,776	37,776	3,778		33,998