



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	660101598				<p>\\tsclient\T\TOMMY DUNLAP\New folder (160)\IMG_0009.JPG 3/27/2023</p>				
Parcel ID	000000000-0000415-001-0007								
Cadastral ID	30-21-16-12360								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	341497								
HUDSON, KAYLA									
10225 E LARRY ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10225 E LARRY ST								
Subdivision	KING RIDGE III								
Lot/Block	0007 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27313489 -95.64679237									
Building Permits									
LOT 7 BLOCK 1 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R19 06	R20- NEW 1243 SQ FT SFR	02/2019	07/2019	100,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	THOMPSON, TENNYSON N	05/10/2023	200,000	YES					
/	RC VERDIGRIS LLC	05/20/2019	143,000	YES					
/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2024	Land Value	48,087	48,087	11%	5,290	Assessed	22,120 2,414.88	
Year Frozen		Improvements	153,104	152,996		16,830	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	201,191	201,083		22,120	Total Taxable	21,120 2,323.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101598	HUDSON, KAYLA	85	195,227	1000	20,475	2,253.00		
2024	2024-660101598	HUDSON, KAYLA	85	200,432	1000	21,048	2,172.00		
2023	2023-660101598	HUDSON, KAYLA	85	173,516	0	17,838	1,818.00		
2022	2022-660101598	THOMPSON, TENNYSON N	85	175,086	0	16,989	1,748.00		
2021	2021-660101598	THOMPSON, TENNYSON N	85	147,089	0	16,180	1,596.00		
2020	2020-660101598	THOMPSON, TENNYSON N	85	144,859	0	15,934	1,623.00		
2019	2019-660101598	THOMPSON, TENNYSON N	85	3,987	0	439	46.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1949		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,489.00 x 5.66 = 48,087		
Factor Value			
Adjustments	1.0000		
Lot Value	48,087		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Frame, Siding, Vinyl 15% Veneer, Masonry
Base/Total Area	1,241 / 1,241
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,241
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	174,868 140.91 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	174,650 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	153,104		
Lot Value	48,087		
Indicated Value	201,191	162.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	201,191	162.12	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.20	Total Misc Impr	+	2,103
Roofing Adj	+ 4.14	Garage Cost	+	9,568
Subfloor Adj	+ 0.00	Total RCN	=	161,162
Heat/Cool Adj	+ 10.30	Depreciation (5%)	-	8,058
Plumbing Adj	+ 12.82	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	153,104
Adj Base Cost	= 120.46	Lot Value	+	48,087
Total Area	x 1,241	Indicated Value	=	201,191
Adjusted Cost	= 149,491	Value Per SqFt		162.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141534	14x7		98	10.24		1,004
PRCH	SLAB PORCH - COVERED	141535	13x4		52	21.13		1,099



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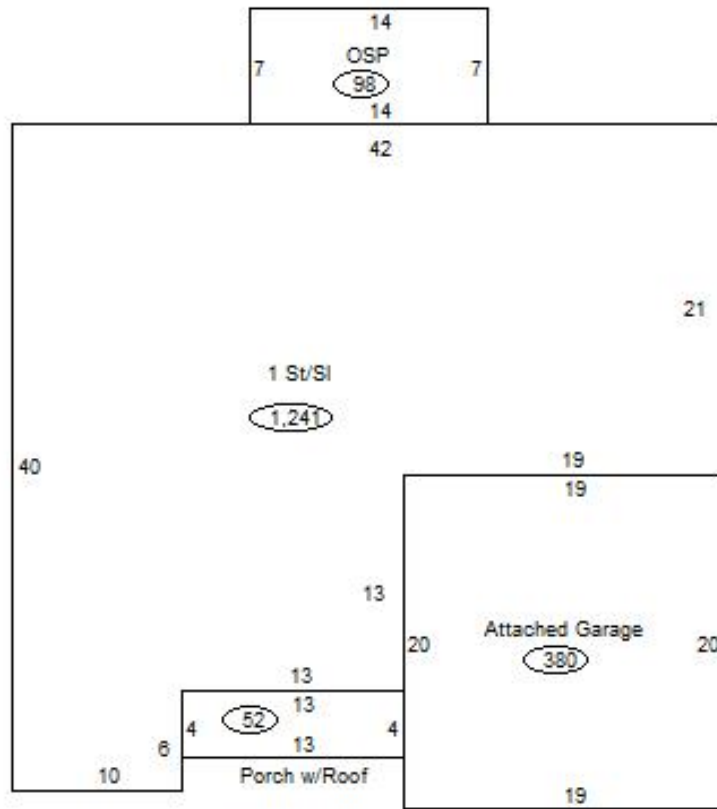
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Sketch Image

660101598



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,241	1.000	1,241
2	G	1		13	Attached Garage	380	1.000	380
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,241		1,241