



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 660104353 Parcel ID 00000-0-0-0000416-001-0013 Cadastral ID 30-21-16-13630 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334315 ACKART, MATTHEW JOHN 23595 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23595 S MAE DR Subdivision KING RIDGE IV Lot/Block 0013 / 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 Lot/Long: 36.26976798 -95.64988003																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2171		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,456.00 x 5.44 = 51,471		
Factor Value			
Adjustments	0.8000		
Lot Value	41,177		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,493 / 1,493
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,493
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	210,830 141.21 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	190,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	194,629		
Lot Value	41,177		
Indicated Value	235,806	157.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,806	157.94	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.81	Total Misc Impr	+ 3,408
Roofing Adj	+ 4.51	Garage Cost	+ 14,109
Subfloor Adj	+ -1.16	Total RCN	= 202,739
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,110
Plumbing Adj	+ 9.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,629
Adj Base Cost	= 124.06	Lot Value	+ 41,177
Total Area	x 1,493	Indicated Value	= 235,806
Adjusted Cost	= 185,222	Value Per SqFt	157.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150386	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	150387	5x4		20	24.21		484
PATO	Slab Porch - Open	150388	8x5		40	10.86		434



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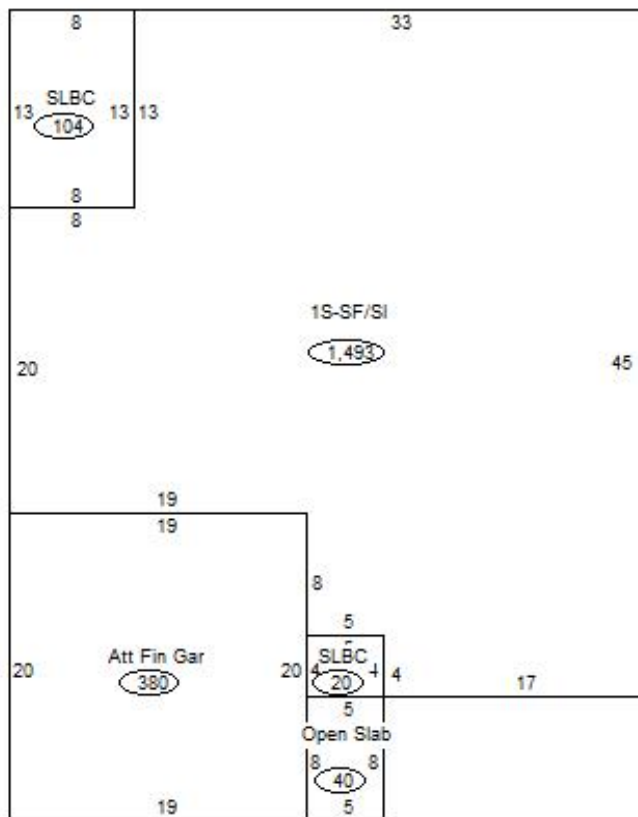
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Sketch Image

660104353



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,493	1.000	1,493
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	20	1.000	20
5	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						1,493		1,493