



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image							
Account	660104354										
Parcel ID	00000-0-0-0000416-001-0014										
Cadastral ID	30-21-16-13640										
Property Type	REAL - Real Property										
Property Class	URP	VI Area 1									
Tax Area	85 - CLRM SD-VERD TOWN/FIRE										
Name ID	334368										
HUTCHINGS, BRIAN DEAN & HOLLIE NICOLE											
10157 E LEE LN CLAREMORE OK 74019-0000											
Parcel Location											
Situs	10157 S DONNA LN										
Subdivision	KING RIDGE IV										
Lot/Block	0014 / 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: 36.26985246 -95.64955418				\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0049.JPG 3/29/2023							
Building Permits				Number	Description	Opened	Closed	Amount			
LOT 14 BLOCK 1 KING RIDGE IV				R25 057	NEW POOL	11/2025	02/2026	60,000			
				R21 07	R22- NEW 1559 SQ FT SFR	01/2021	05/2021	100,000			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	RAUSCH COLEMAN HOMES OF TULSA/	04/30/2021	195,500	YES		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax		
Remove Cap	2022		Land Value	48,103	43,803	11%	4,818	Assessed	24,894	2,717.72	
Year Frozen			Improvements	199,867	182,511		20,076	Penalty	0		
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0		Total Value	247,970	226,314		24,894	Total Taxable	24,894	2,718.00	
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660104354	HUTCHINGS, BRIAN DEAN &			85	241,774	0	23,709	2,588.00		
2024	2024-660104354	HUTCHINGS, BRIAN DEAN &			85	246,891	0	22,580	2,320.00		
2023	2023-660104354	HUTCHINGS, BRIAN DEAN &			85	195,500	0	21,505	2,192.00		
2022	2022-660104354	HUTCHINGS, BRIAN DEAN &			85	195,500	0	21,505	2,213.00		
2021	2021-660104354	HUTCHINGS, BRIAN DEAN &			85	5,354	0	589	58.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3071		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,377.00 x 4.49 = 60,129		
Factor Value			
Adjustments	0.8000		
Lot Value	48,103		



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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	1,496 / 1,496
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,496
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	389 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	
Adusted R	0.8445		
Indicated Value	241,998	161.76	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	191,130 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.75	Total Misc Impr	+	8,359	
Roofing Adj	+ 4.51	Garage Cost	+	14,362	
Subfloor Adj	+ -1.16	Total RCN	=	208,195	
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,328	
Plumbing Adj	+ 9.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	199,867	
Adj Base Cost	= 123.98	Lot Value	+	48,103	
Total Area	x 1,496	Indicated Value	=	247,970	
Adjusted Cost	= 185,474	Value Per SqFt		165.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,867		
Lot Value	48,103		
Indicated Value	247,970	165.76	Per SqFt
Agland Value			
Site Improvements	30,180		
Total Value	278,150	185.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150332	56		56	24.09		1,349
PRCH	Slab Porch - Covered	150333	13x10		130	23.84		3,099
PATO	Slab Porch - Open	150334	481		481	8.13		3,911



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x30x6	Base		600
	Qual	3	Cond 3	Year	2026	Eff Age 0
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (50.30 x 600)	30,180		30,180	30,180