



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:49
Page 1

Assessment Data				Primary Image															
Account 660104377 Parcel ID 00000-0-0-0000416-002-0009 Cadastral ID 30-21-16-13870 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 334941 SHEPARD, MATTHEW AARON & TAYLOR DAWN 10144 E JEFF ST CLAREMORE OK 74019-0000 Parcel Location Situs 10144 E JEFF ST Subdivision KING RIDGE IV Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0079.JPG 3/29/2023</p>															
Legal Description Lat/Long: 36.27126133 -95.64856474										Building Permits									
LOT 9 BLOCK 2 KING RIDGE IV				<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>R21 44</td> <td>R22- NEW 1559 SQ FT SFR</td> <td>04/2021</td> <td>08/2021</td> <td>120,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21 44	R22- NEW 1559 SQ FT SFR	04/2021	08/2021	120,000
Number	Description	Opened	Closed	Amount															
R21 44	R22- NEW 1559 SQ FT SFR	04/2021	08/2021	120,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	RAUSCH COLEMAN HOMES OF TULSA/	06/30/2021	184,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2022		Land Value	38,694	28,059	11%	Assessed	23,430	2,557.90										
Year Frozen			Improvements	200,151	184,944		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	238,845	213,003	23,430	Total Taxable	23,430	2,558.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104377	SHEPARD, MATTHEW AARON &			85	232,709	0	22,315	2,437.00										
2024	2024-660104377	SHEPARD, MATTHEW AARON &			85	233,808	0	21,253	2,183.00										
2023	2023-660104377	SHEPARD, MATTHEW AARON &			85	184,000	0	20,240	2,063.00										
2022	2022-660104377	SHEPARD, MATTHEW AARON &			85	184,000	0	20,240	2,083.00										
2021	2021-660104377	SHEPARD, MATTHEW AARON &			85	5,354	0	589	58.00										



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 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1967		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,569.00 x 5.64 = 48,367		
Factor Value			
Adjustments	0.8000		
Lot Value	38,694		



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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	1,554 / 1,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,554
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	409 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	217,164	139.75 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	195,680	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	200,151		
Lot Value	38,694		
Indicated Value	238,845	153.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,845	153.70	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.03	Total Misc Impr	+ 2,628
Roofing Adj	+ 4.48	Garage Cost	+ 14,892
Subfloor Adj	+ -1.15	Total RCN	= 208,491
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 8,340
Plumbing Adj	+ 9.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,151
Adj Base Cost	= 122.89	Lot Value	+ 38,694
Total Area	x 1,554	Indicated Value	= 238,845
Adjusted Cost	= 190,971	Value Per SqFt	153.70

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151375	65		65	24.06		1,564
PATO	Slab Porch - Open	151376	14x7		98	10.86		1,064

