



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:59
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Assessment Data				Primary Image						
Account 660104383 Parcel ID 00000-0-0-0000416-003-0004 Cadastral ID 30-21-16-13930 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 335184 BRESHEARS, MATTHEW DILLON & RAEGAN VIRGINIA 10153 E JEFF ST CLAREMORE OK 74019-0000 Parcel Location Situs 10153 E JEFF ST Subdivision KING RIDGE IV Lot/Block 0004 / 0003 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: 36.27174167 -95.64844984				Building Permits						
LOT 4 BLOCK 3 KING RIDGE IV				Number	Description	Opened	Closed	Amount		
				R21 51	R22- NEW 1422 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/	07/23/2021	190,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2022		Land Value	36,876	26,147	11%	2,876	Assessed	24,258	2,648.29
Year Frozen			Improvements	194,380	194,380		21,382	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	231,256	220,527		24,258	Total Taxable	24,258	2,648.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104383	BRESHEARS, MATTHEW DILLON &			85	225,402	0	23,103	2,522.00	
2024	2024-660104383	BRESHEARS, MATTHEW DILLON &			85	226,011	0	22,002	2,260.00	
2023	2023-660104383	BRESHEARS, MATTHEW DILLON &			85	190,500	0	20,955	2,135.00	
2022	2022-660104383	BRESHEARS, MATTHEW DILLON &			85	190,500	0	20,955	2,156.00	
2021	2021-660104383	BRESHEARS, MATTHEW DILLON &			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	0.1818		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,920.00 x 5.82 = 46,095		
Factor Value			
Adjustments	0.8000		
Lot Value	36,876		



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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	1,495 / 1,495
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,495
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 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	213,544	142.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	192,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.76	Total Misc Impr	+	2,222			
Roofing Adj	+ 4.51	Garage Cost	+	14,892			
Subfloor Adj	+ -1.16	Total RCN	=	202,479			
Heat/Cool Adj	+ 11.47	Depreciation (4%)	-	8,099			
Plumbing Adj	+ 9.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	194,380			
Adj Base Cost	= 123.99	Lot Value	+	36,876			
Total Area	x 1,495	Indicated Value	=	231,256			
Adjusted Cost	= 185,365	Value Per SqFt		154.69			

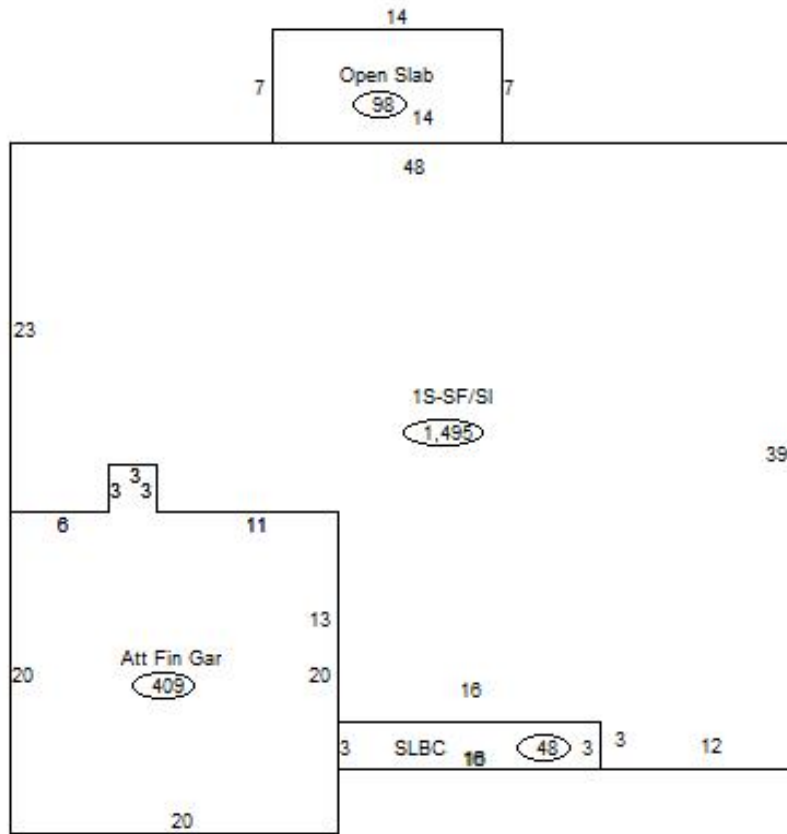
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,380		
Lot Value	36,876		
Indicated Value	231,256	154.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	231,256	154.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150601	14x7		98	10.86		1,064
PRCH	Slab Porch - Covered	150602	16x3		48	24.12		1,158



Sketch Image

660104383



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,495	1.000	1,495
2	G	5		13	Att Fin Gar	409	1.000	409
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,495		1,495