



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660104393 <b>Parcel ID</b> 00000-0-0-0000416-004-0006 <b>Cadastral ID</b> 30-21-16-14030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 333798 HUDSON, MATTHEW JOHN  23477 S DONNA LN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23477 S DONNA LN <b>Subdivision</b> KING RIDGE IV <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.27082366 -95.64764988				<b>Building Permits</b>															
LOT 6 BLOCK 4 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>R20 41</td> <td>R22- NEW 1143 SQ FT SFR</td> <td>11/2020</td> <td>03/2021</td> <td>100,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20 41	R22- NEW 1143 SQ FT SFR	11/2020	03/2021	100,000
Number	Description	Opened	Closed	Amount															
R20 41	R22- NEW 1143 SQ FT SFR	11/2020	03/2021	100,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	RC VERDIGRIS LLC	03/05/2021	156,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	109.172	<b>Current Tax</b>										
<b>Remove Cap</b>	2022		<b>Land Value</b>	37,305	26,435	11%	<b>Assessed</b>	19,865	2,168.70										
<b>Year Frozen</b>			<b>Improvements</b>	162,455	154,154		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	199,760	180,589		<b>Total Taxable</b>	19,865	2,169.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660104393	HUDSON, MATTHEW JOHN			85	194,842	0	18,919	2,066.00										
2024	2024-660104393	HUDSON, MATTHEW JOHN			85	193,130	0	18,018	1,851.00										
2023	2023-660104393	HUDSON, MATTHEW JOHN			85	156,000	0	17,160	1,749.00										
2022	2022-660104393	HUDSON, MATTHEW JOHN			85	156,000	0	17,160	1,766.00										
2021	2021-660104393	HUDSON, MATTHEW JOHN			85	5,354	0	589	58.00										



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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1853	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,073.00 x 5.78 = 46,631	
Factor Value		
Adjustments	0.8000	
Lot Value	37,305	

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	1,163 / 1,163
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,163
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,177	166.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	173,790		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,455		
Lot Value	37,305		
Indicated Value	199,760	171.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,760	171.76	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.23	Total Misc Impr	+	2,222			
Roofing Adj	+ 4.81	Garage Cost	+	11,881			
Subfloor Adj	+ -1.24	Total RCN	=	169,224			
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	-	6,769			
Plumbing Adj	+ 12.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	162,455			
Adj Base Cost	= 133.38	Lot Value	+	37,305			
Total Area	x 1,163	Indicated Value	=	199,760			
Adjusted Cost	= 155,121	Value Per SqFt		171.76			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	149414	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	149415	12x4		48	24.12		1,158



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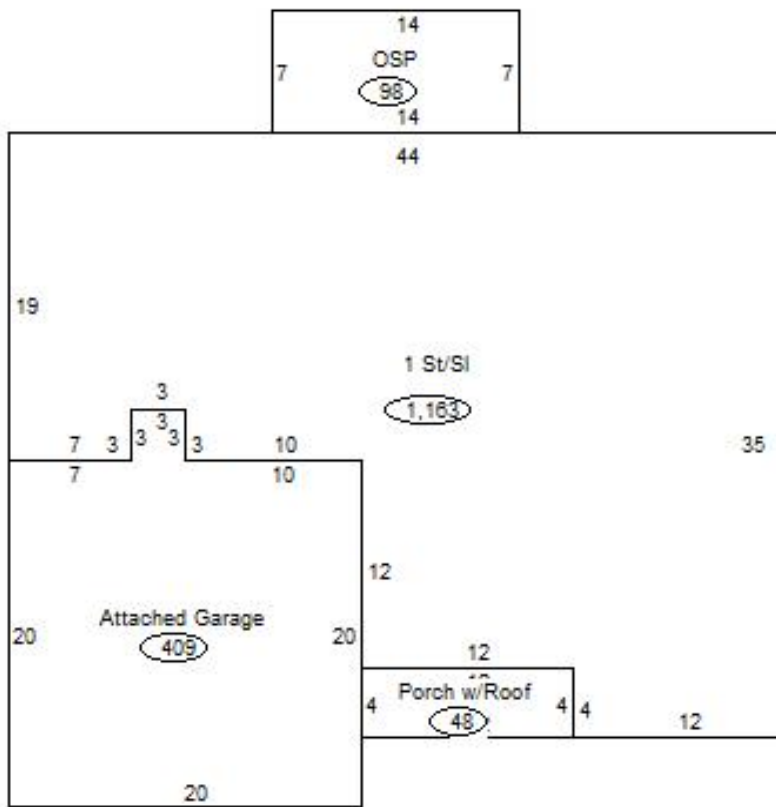
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### Sketch Image

660104393



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,163	1.000	1,163
2	G	1		13	Attached Garage	409	1.000	409
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						<b>1,163</b>		<b>1,163</b>