



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	660107289									
Parcel ID	000000-0003-020-0-000-00									
Cadastral ID	20-21-16-13390									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	343025									
FEDORKO, MATTHEW DAVID & KAITLYN G										
1010 W ODESSA RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	01010 W ODESSA RD									
Subdivision	RED PLAINS PHASE II									
Lot/Block	0020 / 0008	Parcel Size	1 - Lots							
Sec/Twn/Rng	20 / 21 / 16 / 5									
Neighborhood	1166 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.28504219 -95.62151081				Building Permits						
LOT 20 BLOCK 8 RED PLAINS PHASE II				Number	Description	Opened	Closed	Amount		
				R23 23 76	R24 NEW SFR 1615 SQ FT	05/2023	11/2023	157,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	/	RAUSCH COLEMAN HOMES OF TULSA	10/25/2023	234,500	YES	
					/	TULSA L DEV LLC	09/15/2022	0	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	47,662	47,662	11%	5,243	Assessed	27,382	2,530.92	
Year Frozen		Improvements	201,267	201,267		22,139	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00	
TIF Project ID	0	Total Value	248,929	248,929		27,382	Total Taxable	26,382	2,438.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107289	FEDORKO, MATTHEW DAVID &			17	242,516	1000	25,677	2,373.00	
2024	2024-660107289	FEDORKO, MATTHEW DAVID &			17	247,134	1000	26,185	2,420.00	
2023	2023-660107289	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00	



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2165		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	9,431.00 x 5.05 = 47,662		
Factor Value			
Adjustments	1.0000		
Lot Value	47,662		



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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	1,558 / 1,558
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,558
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	98.98	Total Misc Impr	+	2,699
Roofing Adj	+ 4.48	Garage Cost	+	14,968
Subfloor Adj	+ -1.15	Total RCN	=	205,375
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	4,108
Plumbing Adj	+ 6.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	201,267
Adj Base Cost	= 120.48	Lot Value	+	47,662
Total Area	x 1,558	Indicated Value	=	248,929
Adjusted Cost	= 187,708	Value Per SqFt		159.77

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	201,267		
Lot Value	47,662		
Indicated Value	248,929	159.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,929	159.77	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158520	68		68	24.05		1,635
PATO	Slab Porch - Open	158521	14x7		98	10.86		1,064



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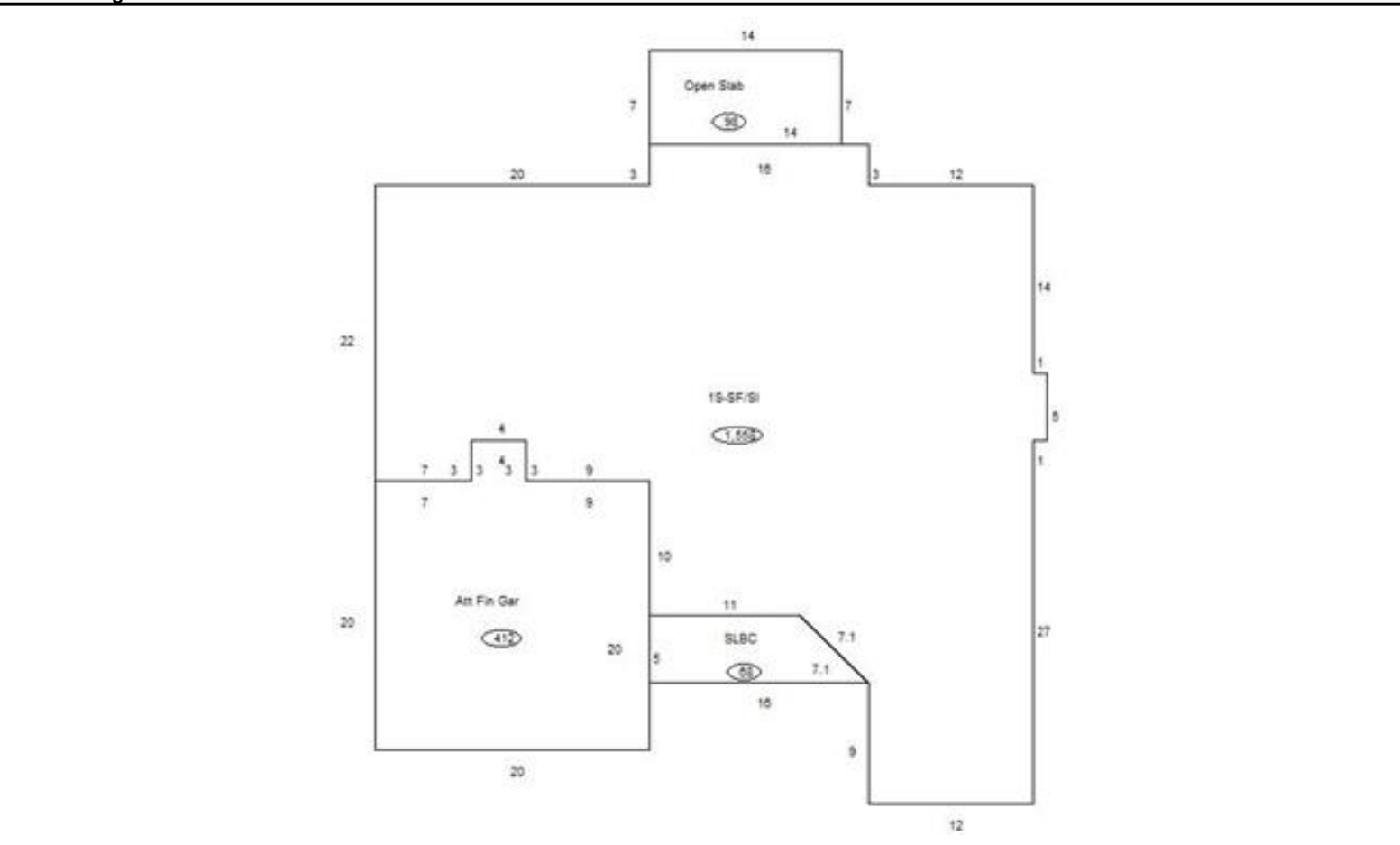
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Sketch Image

660107289



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,558	1.000	1,558
2	G	5		10	Att Fin Gar	412	1.000	412
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	98	1.000	98
Total Building Area						1,558		1,558