



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660012632 Parcel ID 000000-00-0-00171-001-0004 Cadastral ID 12-21-15-02860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 342180 BLEVINS, BRANDON & TAYLOR SHELTON 9095 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09095 COLONIAL DR Subdivision COLONIAL ESTATES Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0718\IMG_0123. 7/19/2022</p>														
Legal Description Lat/Long: 36.30967794 -95.66693468																			
LOT 4 BLOCK 1 COLONIAL ESTATES					Building Permits <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	DAKE, SHEILA J	07/27/2023	182,500	YES										
					2496/75	DAKE PROPERTIES INC	08/28/2015	83,000	4										
					2412/936	SEC OF HUD	07/15/2014		3										
					2386/492	MARRS, TAMMY L &	11/20/2013	0	10										
					983/537	MILLER, JOHN H	03/06/1995	80,000	Yes										
					922/223	PROBST, STEVEN C &	07/19/1993	75,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	2024		Land Value	65,187	65,187	11%	7,171	Assessed	20,607										
Year Frozen	0		Improvements	122,142	122,142		13,436	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	187,329	187,329		20,607	Total Taxable	19,607										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012632	BLEVINS, BRANDON &			8	182,548	1000	19,081	2,045.00										
2024	2024-660012632	BLEVINS, BRANDON &			8	182,550	1000	19,080	2,044.00										
2023	2023-660012632	BLEVINS, BRANDON &			8	109,358	0	12,029	1,271.00										
2022	2022-660012632	DAKE, SHEILA J			8	111,010	0	12,211	1,297.00										
2021	2021-660012632	DAKE-HARRIS, SHEILA J &			8	115,777	0	12,735	1,298.00										
2020	2020-660012632	DAKE-HARRIS, SHEILA J &			8	115,392	0	12,693	1,340.00										
2019	2019-660012632	DAKE-HARRIS, SHEILA J &			8	110,199	0	12,122	1,294.00										
2018	2018-660012632	DAKE-HARRIS, SHEILA J &			8	116,128	0	12,774	1,361.00										
2017	2017-660012632	DAKE-HARRIS, SHEILA J &			8	115,245	0	12,677	1,329.00										
2016	2016-660012632	DAKE-HARRIS, SHEILA J &			8	112,529	0	12,378	1,334.00										
2015	2015-660012632	DAKE-HARRIS, SHEILA J &			8	133,964	0	14,736	1,517.00										
2014	2014-660012632	DAKE PROPERTIES INC			8	136,358	0	10,922	1,142.00										
2013	2013-660012632	MARRS, TAMMY L &			8	130,498	0	10,402	1,072.00										



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.225	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,362.00 x 1.60 = 85,212	
Factor Value		
Adjustments	0.7650	
Lot Value	65,187	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	1,694 / 1,694
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,694
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

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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	173,859	102.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	198,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.38	Total Misc Impr	+	10,947			
Roofing Adj	+ 4.31	Garage Cost	+	12,931			
Subfloor Adj	+ -1.15	Total RCN	=	214,284			
Heat/Cool Adj	+ 5.57	Depreciation (43%)	-	92,142			
Plumbing Adj	+ 3.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,142			
Adj Base Cost	= 112.40	Lot Value	+	65,187			
Total Area	x 1,694	Indicated Value	=	187,329			
Adjusted Cost	= 190,406	Value Per SqFt		110.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,142		
Lot Value	65,187		
Indicated Value	187,329	110.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,329	110.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	30466	8x4		32	24.17		773
PRCH	SLAB PORCH - COVERED	30467	18x12		216	23.51		5,078



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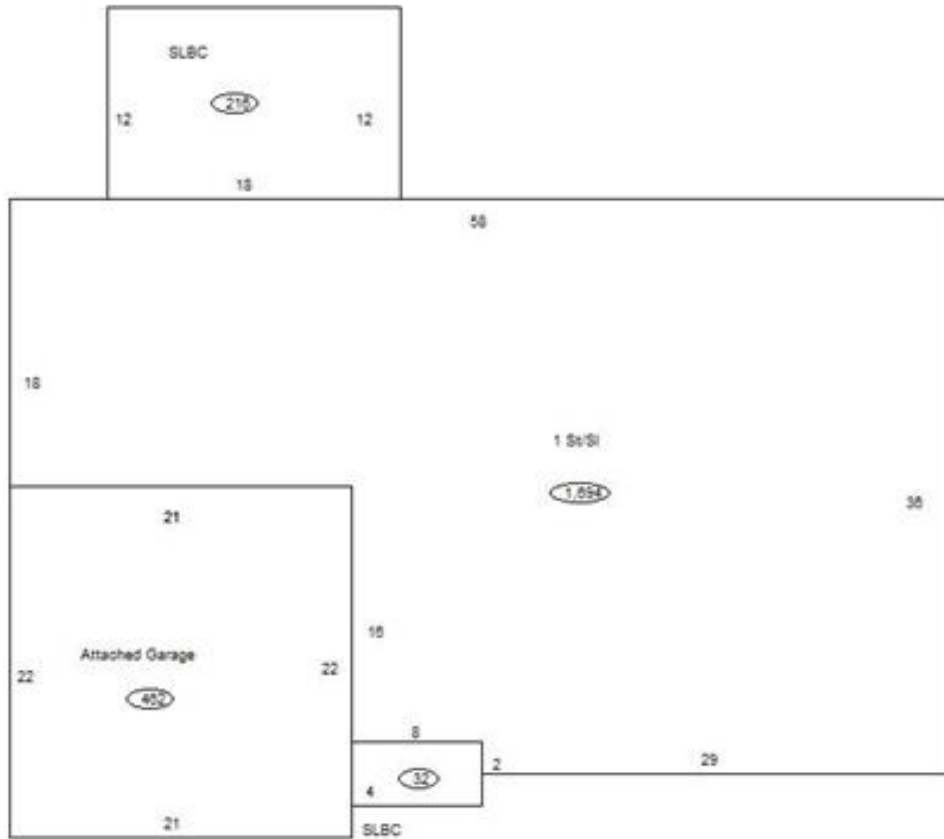
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,694	1.000	1,694
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	216	1.000	216
Total Building Area						1,694		1,694



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0		Rubber-Membrane	
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					