



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 660012635 Parcel ID 000000-00-0-00171-002-0003 Cadastral ID 12-21-15-02890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 321299 O'DONNELL, MITCHELL DIRK & RACHEL M 9104 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09104 COLONIAL DR Subdivision COLONIAL ESTATES Lot/Block 0003 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30897131 -95.66723801																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	2	
Non-Ag Acres	1.9924	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	86,791.00 x 1.27 = 110,283	
Factor Value		
Adjustments	1.0000	
Lot Value	110,283	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	2,205 / 2,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,205
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach				Manual : 01/2025			
Base Cost	102.50	Total Misc Impr	+	12,696			
Roofing Adj	+ 4.17	Garage Cost	+	15,792			
Subfloor Adj	+ -1.09	Total RCN	=	304,289			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	133,887			
Plumbing Adj	+ 8.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	170,402			
Adj Base Cost	= 125.08	Lot Value	+	110,283			
Total Area	x 2,205	Indicated Value	=	280,685			
Adjusted Cost	= 275,801	Value Per SqFt		127.29			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	262,840	119.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	315,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,402		
Lot Value	110,283		
Indicated Value	280,685	127.29	Per SqFt
Agland Value			
Site Improvements	47,220		
Total Value	327,905	148.71	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	30478	33x8		264	23.36		6,167
PATO	SLAB PORCH - OPEN	30479	136		136	10.54		1,433



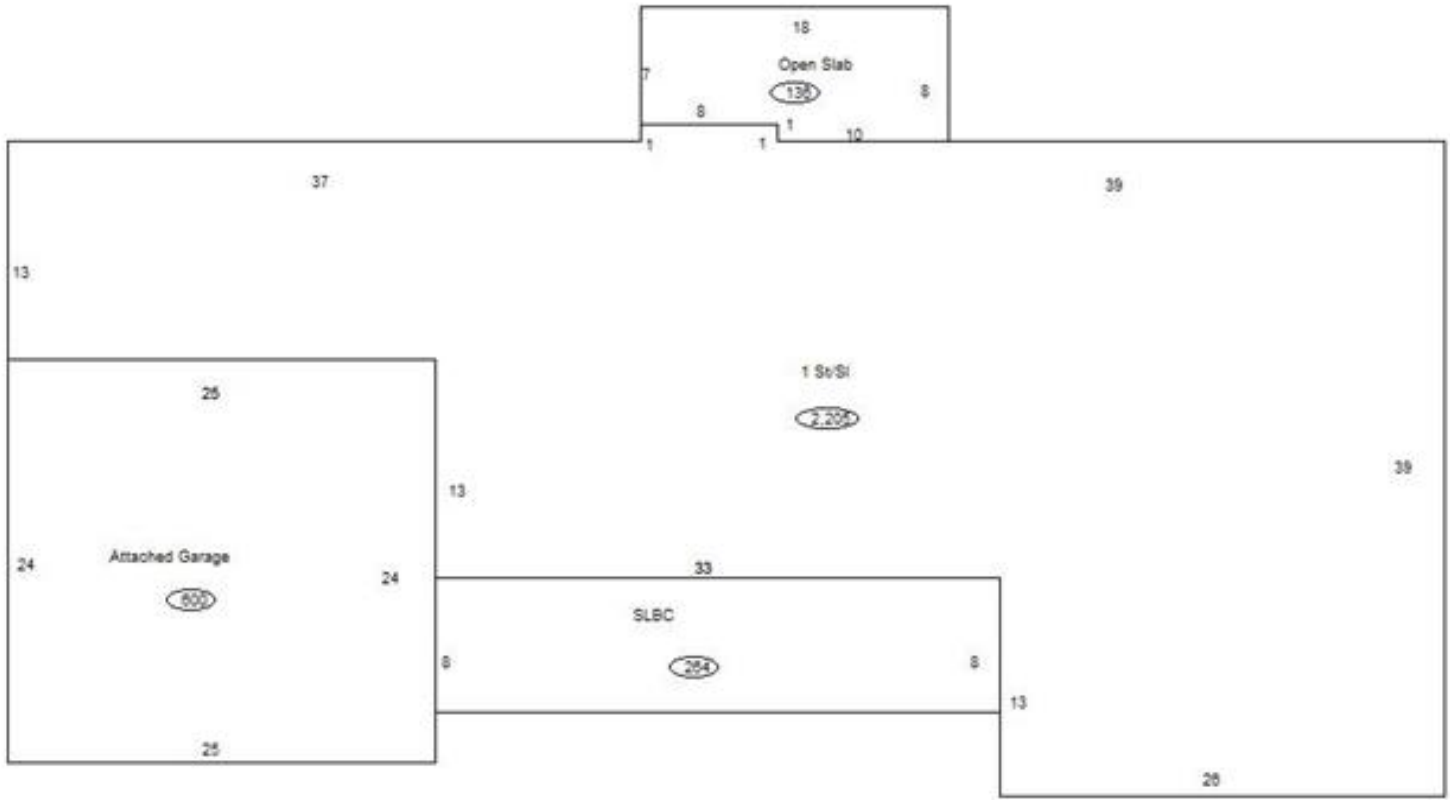
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Sketch Image

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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	2,205	1.000	2,205
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	264	1.000	264
4	M	PATO		10	Open Slab	136	1.000	136
Total Building Area						2,205		2,205



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x0			1,500
	Qual	Cond	Year	2017	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (31.48 x 1,500)	47,220		47,220	47,220