



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:04
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Assessment Data					Primary Image																																																																																																																				
Account 660012653 Parcel ID 000000-00-0-00171-003-0008 Cadastral ID 12-21-15-03070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 334582 ESS, MARIA DAWN & BRIAN C 9165 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09165 COLONIAL DR Subdivision COLONIAL ESTATES Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30924501 -95.66591623																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1809	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,442.00 x 1.63 = 83,772	
Factor Value		
Adjustments	1.0000	
Lot Value	83,772	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,947 / 1,947
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,947
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101_0719\IMG_0006. 7/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	211,348	108.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	232,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.71	Total Misc Impr	+	14,934			
Roofing Adj	+ 4.73	Garage Cost	+	15,015			
Subfloor Adj	+ -2.22	Total RCN	=	283,702			
Heat/Cool Adj	+ 6.14	Depreciation (43%)	-	121,992			
Plumbing Adj	+ 7.97	Lump Sums	+	6,826			
Basement Adj	+ 0.00	RCNLD	=	168,536			
Adj Base Cost	= 130.33	Lot Value	+	83,772			
Total Area	x 1,947	Indicated Value	=	252,308			
Adjusted Cost	= 253,753	Value Per SqFt		129.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,536		
Lot Value	83,772		
Indicated Value	252,308	129.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	252,308	129.59	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	30557		204	204	26.29		5,363
PATO	SLAB PORCH - OPEN	30558	46x10		460	8.60		3,956
WODO	WOOD DECK - OPEN	30559	32x21		672	16.93	40%	6,826



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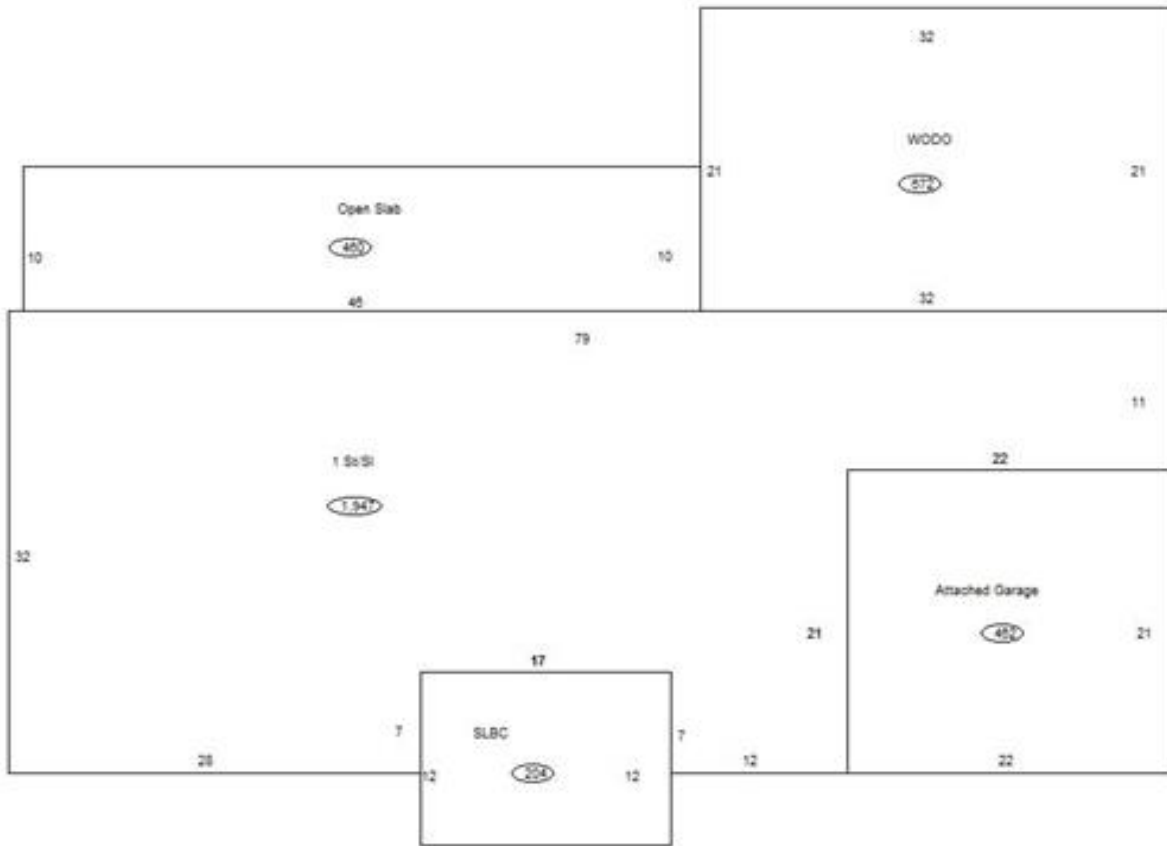
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Sketch Image

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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	1,947	1.000	1,947
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	204	1.000	204
4	M	PATO		10	Open Slab	460	1.000	460
5	M	WODO		10	WODO	672	1.000	672
Total Building Area						1,947		1,947



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						