



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:19:05
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Assessment Data					Primary Image																																																																																																																				
Account 660012654 Parcel ID 000000-00-0-00171-003-0009 Cadastral ID 12-21-15-03080 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 260272 SEALE, CAROL H TRUSTEE 9173 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09173 COLONIAL DR Subdivision COLONIAL ESTATES Lot/Block 0009 / 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: 36.30923219 -95.66508877																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2504	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,467.00 x 1.58 = 86,040	
Factor Value		
Adjustments	1.0000	
Lot Value	86,040	

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	2,411 / 2,411
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,411
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach				Manual : 01/2025			
Base Cost	105.57	Total Misc Impr	+ 15,338				
Roofing Adj	+ 4.37	Garage Cost	+ 22,879				
Subfloor Adj	+ -2.19	Total RCN	= 328,309				
Heat/Cool Adj	+ 6.14	Depreciation (43%)	- 141,173				
Plumbing Adj	+ 6.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 187,136				
Adj Base Cost	= 120.32	Lot Value	+ 86,040				
Total Area	x 2,411	Indicated Value	= 273,176				
Adjusted Cost	= 290,092	Value Per SqFt	113.30				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	272,852 113.17 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	295,420 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	187,136
Lot Value	86,040
Indicated Value	273,176 113.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	273,176 113.30 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	30562	29x7		203	26.29		5,337
PATO	SLAB PORCH - OPEN	30563	34x15		510	8.60		4,386



Rogers

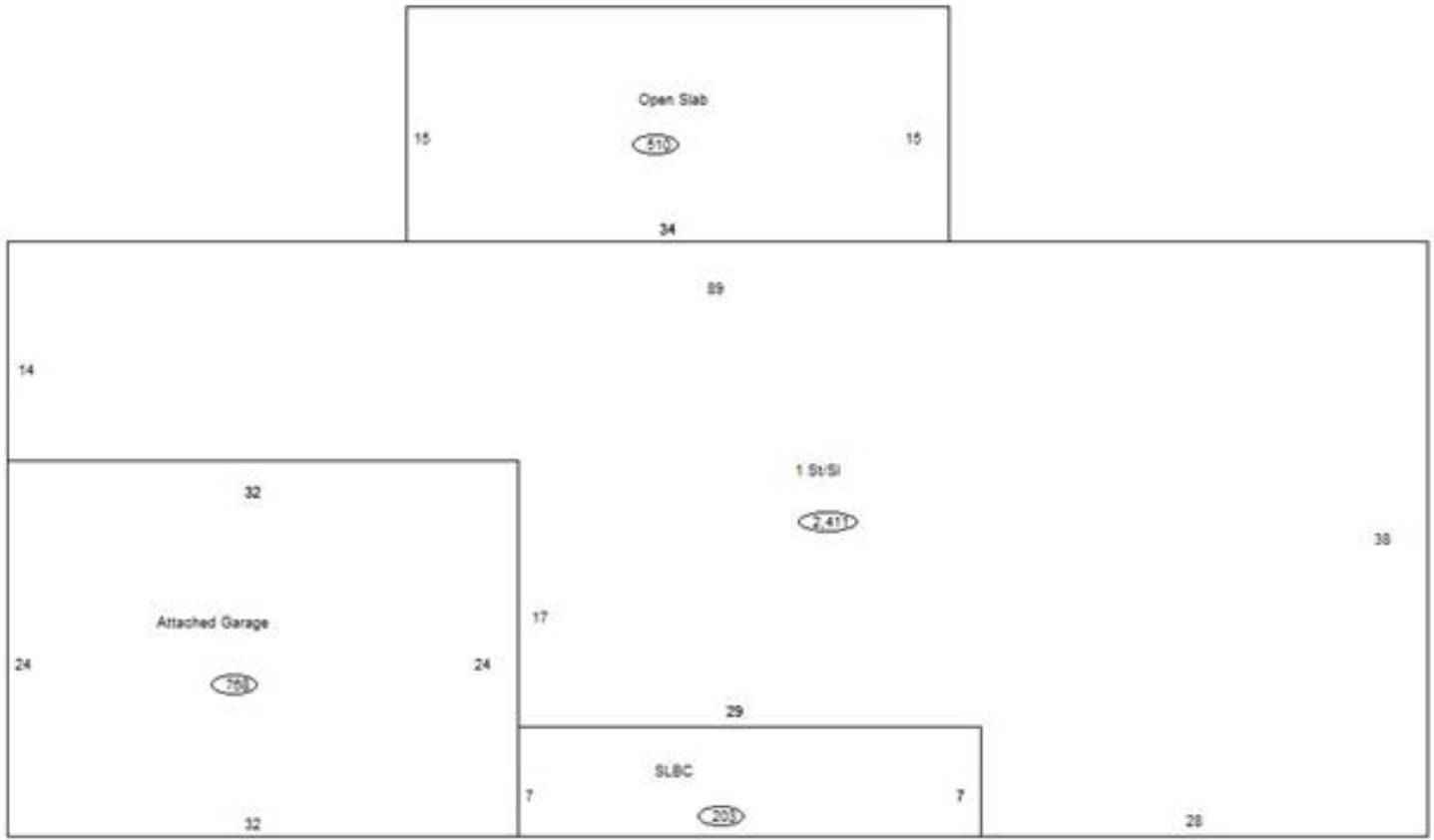
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Sketch Image

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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	2,411	1.000	2,411
2	G	1		10	Attached Garage	768	1.000	768
3	M	PRCH		10	SLBC	203	1.000	203
4	M	PATO		10	Open Slab	510	1.000	510
Total Building Area						2,411		2,411



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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)						