



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:02:56
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Assessment Data					Primary Image																																																																																																																				
Account 660012656 Parcel ID 000000-00-0-00174-004-0002 Cadastral ID 12-21-15-03100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 263694 SMART, SIDNEY E - TRUSTEE 9335 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09335 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0002 / 0004 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: 36.31072890 -95.66436876																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6465	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	71,723.00 x 1.38 = 98,982	
Factor Value		
Adjustments	1.0000	
Lot Value	98,982	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,860 / 1,860
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,860
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101_0719\IMG_0010. 7/20/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	242,518	130.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	252,760 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,304		
Lot Value	98,982		
Indicated Value	245,286	131.87	Per SqFt
Agland Value			
Site Improvements	25,242		
Total Value	270,528	145.45	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.44	Total Misc Impr	+	8,782			
Roofing Adj	+ 4.77	Garage Cost	+	18,330			
Subfloor Adj	+ -2.27	Total RCN	=	256,673			
Heat/Cool Adj	+ 6.14	Depreciation (43%)	-	110,369			
Plumbing Adj	+ 8.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	146,304			
Adj Base Cost	= 123.42	Lot Value	+	98,982			
Total Area	x 1,860	Indicated Value	=	245,286			
Adjusted Cost	= 229,561	Value Per SqFt		131.87			

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	30572		7x6	42	26.80		1,126
PATO	SLAB PORCH - OPEN	30573		16x12	192	10.63		2,041



Rogers

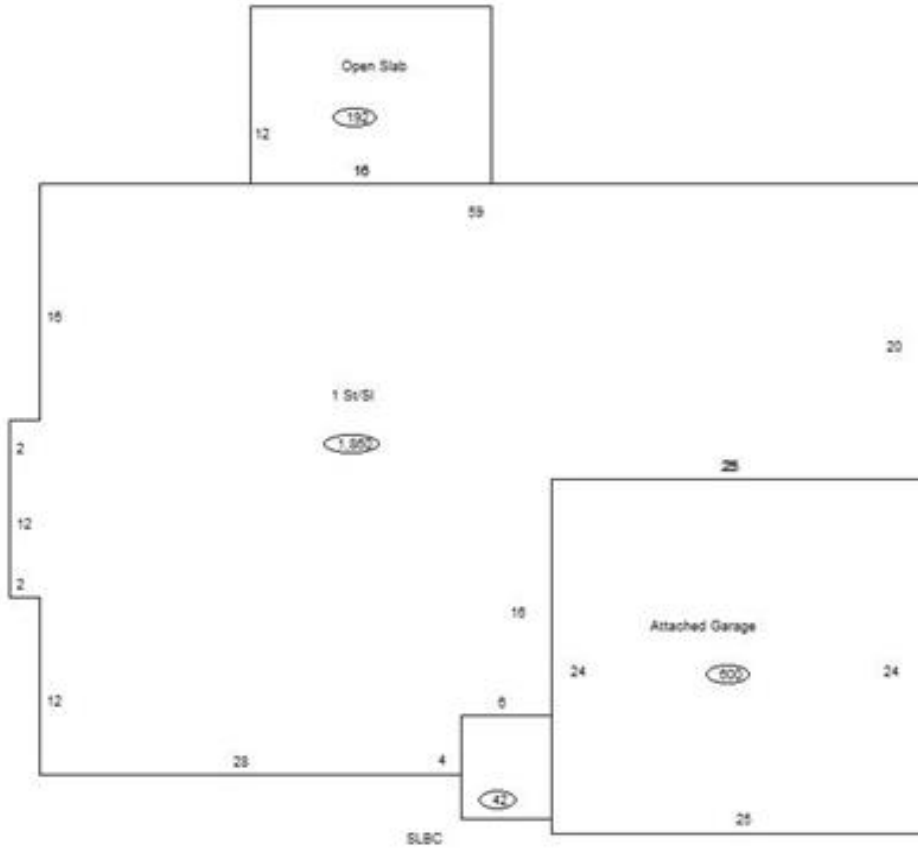
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Sketch Image

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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/Sl	1,860	1.000	1,860
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,860		1,860



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x24x0			720	
	Qual	Cond	Year	2015	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (34.24 x 720)	24,653		24,653		24,653	
	STF	STG FAIR	10x14x0			140	
	Qual	2	Cond	2	Year	Eff Age	2026
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 140)	655		655	66	589	