



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:06
Page 1

Assessment Data					Primary Image																																																	
Account 660012657 Parcel ID 000000-00-0-00174-004-0003 Cadastral ID 12-21-15-03110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 256371 MOATES, CHARLES E & SANDRA S 9355 COLONIAL DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 09355 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0003 / 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: 36.31079748 -95.66310883					Building Permits																																																	
LOT 3 BLOCK 4 COLONIAL ESTATES 2					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					918/445	CASE, LEONARD RAY	06/10/1993	98,000	Yes																																													
					894/90	MERZ, GUY E DO	08/14/1992	92,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 83,925</td> <td>52,244</td> <td>11%</td> <td>5,747</td> <td>Assessed</td> <td>27,779</td> <td>2,956.84</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 200,294</td> <td>200,294</td> <td> </td> <td>22,032</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 284,219</td> <td>252,538</td> <td> </td> <td>27,779</td> <td>Total Taxable</td> <td>27,779</td> <td>2,957.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	0	Land Value 83,925	52,244	11%	5,747	Assessed	27,779	2,956.84	Year Frozen	0	Improvements 200,294	200,294		22,032	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 284,219	252,538		27,779	Total Taxable	27,779	2,957.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660012657	MOATES, CHARLES E &	8	277,158	0	26,457	2,816.00																																															
2024	2024-660012657	MOATES, CHARLES E &	8	278,235	0	25,196	2,682.00																																															
2023	2023-660012657	MOATES, CHARLES E &	8	226,557	0	23,997	2,534.00																																															
2022	2022-660012657	MOATES, CHARLES E &	8	211,298	0	22,854	2,429.00																																															
2021	2021-660012657	MOATES, CHARLES E &	8	197,872	0	21,766	2,218.00																																															
2020	2020-660012657	MOATES, CHARLES E &	8	194,599	0	21,406	2,261.00																																															
2019	2019-660012657	MOATES, CHARLES E &	8	187,837	0	20,662	2,206.00																																															
2018	2018-660012657	MOATES, CHARLES E &	8	194,509	0	20,841	2,221.00																																															
2017	2017-660012657	MOATES, CHARLES E &	8	192,449	0	19,848	2,081.00																																															
2016	2016-660012657	MOATES, CHARLES E &	8	187,714	0	18,904	2,038.00																																															
2015	2015-660012657	MOATES, CHARLES E &	8	183,452	0	18,003	1,853.00																																															
2014	2014-660012657	MOATES, CHARLES E &	8	186,762	0	17,146	1,792.00																																															
2013	2013-660012657	MOATES, CHARLES E &	8	175,391	0	16,330	1,682.00																																															



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Date 04/16/2026
 Time 22:22:07
 Page 2

Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1856		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,646.00 x 1.63 = 83,925		
Factor Value			
Adjustments	1.0000		
Lot Value	83,925		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,286 / 2,516
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,286
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	231,871	92.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	250,200		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.98	Total Misc Impr	+ 29,892
Roofing Adj	+ 4.15	Garage Cost	+
Subfloor Adj	+ -1.99	Total RCN	= 290,172
Heat/Cool Adj	+ 6.14	Depreciation (40%)	- 116,069
Plumbing Adj	+ 6.17	Lump Sums	+ 9,163
Basement Adj	+ 0.00	RCNLD	= 183,266
Adj Base Cost	= 103.45	Lot Value	+ 83,925
Total Area	x 2,516	Indicated Value	= 267,191
Adjusted Cost	= 260,280	Value Per SqFt	106.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,266		
Lot Value	83,925		
Indicated Value	267,191	106.20	Per SqFt
Agland Value			
Site Improvements	17,028		
Total Value	284,219	112.96	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	30574		204	204	26.29		5,363
WODO	WOOD DECK - OPEN	30575		601	601	16.94	10%	9,163
EPSW	ENCLOSED PORCH - SOLID WALL	30576		23x12	276	68.53		18,914



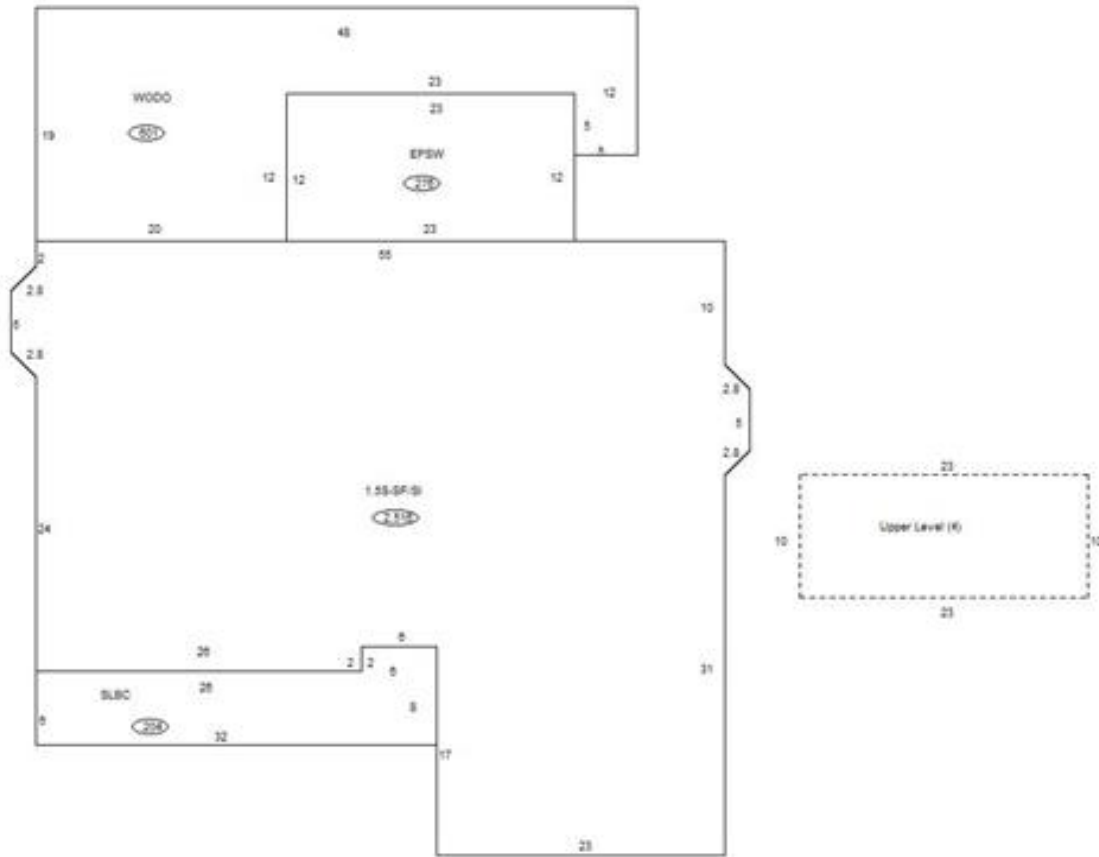
Rogers
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Date 04/16/2026
 Time 22:22:07
 Page 3

Sketch Image

660012657



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	204	1.000	204
2	M	WODO		10	WODO	601	1.000	601
3	M	EPSW		10	EPSW	276	1.000	276
4	R	5	Slab	10	1.5S-SF/SI	2,286	1.101	2,516
5	U	^UL		10	Upper Level (4)	230	1.000	230
Total Building Area						2,286		2,516



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Date 04/16/2026
 Time 22:22:07
 Page 4

660012657

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	14x22x0			308	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 308)	899		899	539	360
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,350	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 1,350)	21,600		21,600	6,480	15,120
	STF	STG FAIR	14x22x0			308	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 308)	1,441		1,441	432	1,009
	LT	LEAN-TO	14x22x0			308	
	Qual	3	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 308)	899		899	360	539