



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012658 Parcel ID 000000-00-0-00174-004-0004 Cadastral ID 12-21-15-03120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 298600 EDWARDS, TODD C 20608 LYNN CIRCLE CLAREMORE OK 74019-0000 Parcel Location Situs 20608 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0004 / 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: 36.31069464 -95.66211078																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2143		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	52,897.00 x 1.60 = 84,863		
Factor Value			
Adjustments	1.0000		
Lot Value	84,863		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,109 / 2,449
Style	100% Two Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,109
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	615 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	293,659 119.91 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	285,010 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	186,086
Lot Value	84,863
Indicated Value	270,949 110.64 Per SqFt
Agland Value	
Site Improvements	681
Total Value	271,630 110.91 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.39	Total Misc Impr	+	11,351
Roofing Adj	+ 2.79	Garage Cost	+	23,395
Subfloor Adj	+ -1.78	Total RCN	=	320,838
Heat/Cool Adj	+ 7.03	Depreciation (42%)	-	134,752
Plumbing Adj	+ 10.39	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	186,086
Adj Base Cost	= 116.82	Lot Value	+	84,863
Total Area	x 2,449	Indicated Value	=	270,949
Adjusted Cost	= 286,092	Value Per SqFt		110.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30581	38x5		190	28.84		5,480
PRCH	SLAB PORCH - COVERED	30582	17x12		204	28.78		5,871



Rogers

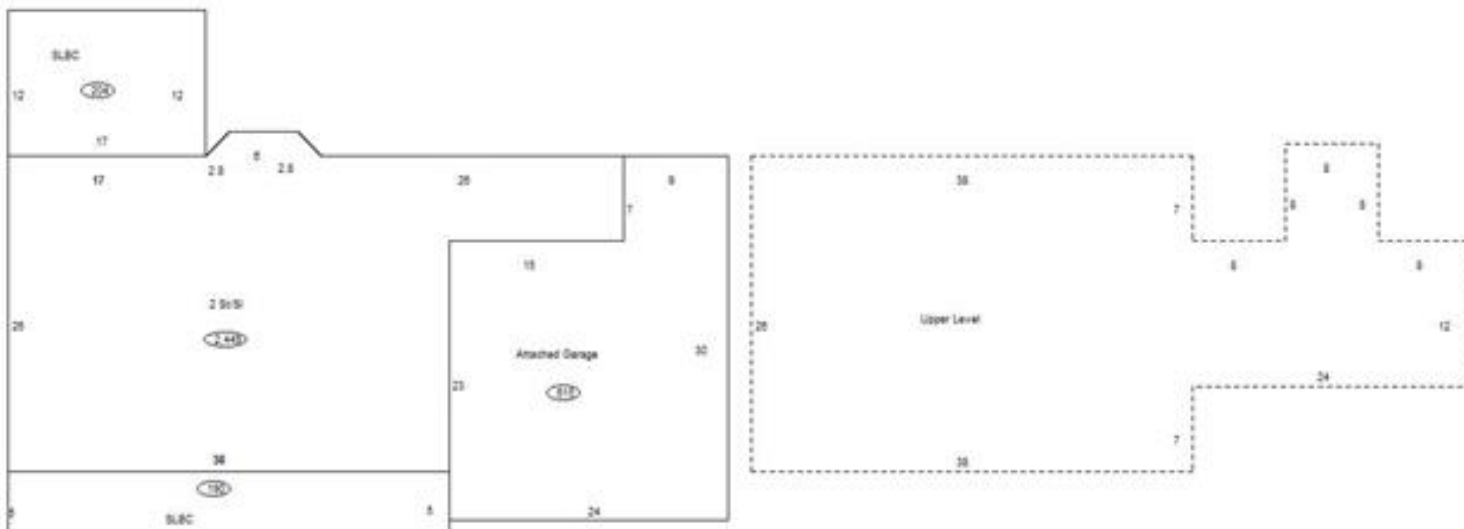
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,109	2.208	2,449
2	G	1		10	Attached Garage	615	1.000	615
3	M	PRCH		10	SLBC	190	1.000	190
4	M	PRCH		10	SLBC	204	1.000	204
5	U	^UL	Overhang	10	Upper Level	1,340	1.000	1,340
Total Building Area						1,109		2,449



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			224
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 224)		1,048	1,048	367	681	