



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660012666													
Parcel ID	000000-00-0-00174-005-0003													
Cadastral ID	12-21-15-03200													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	306549													
COFFEE, JUSTIN & AMANDA-TRUST														
9534 COLONIAL DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09534 COLONIAL DR													
Subdivision	COLONIAL ESTATES 2													
Lot/Block	0003 / 0005	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 Lat/Long: 36.30854000 -95.66087840														
LOT 3 BLOCK 5 COLONIAL ESTATES 2														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2582/600	COFFEE, JUSTIN WADE &	09/06/2016	0	4					
					2231/353	HOUSTON, CHRIS &	03/08/2012	154,000	YES					
					2133/816	LSM WIGGS LLC	10/19/2010	150,000	YES					
					1968/316	HSBC BANK USA NA	06/12/2008	105,000	3					
					1933/292	LAWSON, WILLIAM ELI &	01/22/2008	0	10					
					1662/816	KINDELL, GREGORY P &	03/11/2005	156,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2013	Land Value	86,566	35,352	11%	3,889	Assessed	19,754	2,102.65					
Year Frozen	0	Improvements	144,706	144,227		15,865	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	231,272	179,579		19,754	Total Taxable	18,754	2,010.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	226,593	1000	18,178	1,949.00							
2024	2024-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	235,870	1000	17,620	1,889.00							
2023	2023-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	164,341	1000	17,078	1,817.00							
2022	2022-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	168,892	1000	17,578	1,881.00							
2021	2021-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	167,070	0	18,378	1,873.00							
2020	2020-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	166,167	0	18,250	1,927.00							
2019	2019-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	158,010	0	17,381	1,855.00							
2018	2018-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	172,628	0	18,989	2,024.00							
2017	2017-660012666	COFFEE, JUSTIN & AMANDA-TRUST	8	171,162	0	18,828	1,973.00							
2016	2016-660012666	COFFEE, JUSTIN WADE &	8	166,795	0	18,347	1,978.00							
2015	2015-660012666	COFFEE, JUSTIN WADE &	8	162,392	0	17,863	1,838.00							
2014	2014-660012666	COFFEE, JUSTIN WADE &	8	164,723	0	17,918	1,873.00							
2013	2013-660012666	COFFEE, JUSTIN WADE &	8	155,132	0	17,065	1,758.00							




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Lot Data		Square-Foot - NBHD 1209 #1		Primary Image					
Lot Size					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0718\IMG_0096. 7/19/2022</p>				
Lot Count									
Units Buildable	1								
Non-Ag Acres	1.2665								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	55,168.00 x 1.57 = 86,566								
Factor Value									
Adjustments	1.0000								
Lot Value	86,566								
Residential Data									
Type	1 Single Family Residence								
Condition	3 - Average								
Quality	3 - Average								
Architecture									
Style	100% 1 1/2 Story Finished								
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry								
Base/Total Area	955 / 1,846								
Style	100% 1 1/2 Story Finished								
HVAC	100% Warmed & Cooled Air								
Roof Cover	1 Composition Shingle								
Area on Slab	955								
Fixture/RghIn	14 /								
Bed/F/H Bath	3 / 2.5 /								
Basement Area									
Garage Type	456 Attached Garage - Unfinished								
Remodel									
Year/Eff Age	1982 / 33								
Cost Approach		Manual : 01/2025							
Base Cost	94.46	Total Misc Impr	+	9,584					
Roofing Adj	+ 2.89	Garage Cost	+	14,875					
Subfloor Adj	+ -1.38	Total RCN	=	244,484					
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	100,238					
Plumbing Adj	+ 10.58	Lump Sums	+	460					
Basement Adj	+ 0.00	RCNLD	=	144,706					
Adj Base Cost	= 119.19	Lot Value	+	86,566					
Total Area	x 1,846	Indicated Value	=	231,272					
Adjusted Cost	= 220,025	Value Per SqFt		125.28					
		GRM Approach							
		GRM Code							
		Gross Rent 0.00							
		Indicated Value							
		Multiple Regression							
		MRA Code 1 Test							
		Adusted R 0.8445							
		Indicated Value 205,296 111.21 Per SqFt							
		Direct Comparables							
		Selection Model A Adam Test							
		Adjustment Model 1 2022 Residential							
		Comparables 6							
		Indicated Value 223,810 Per SqFt							
		Value Reconciliation							
		Selected Approach Cost Approach							
		Improvements 144,706							
		Lot Value 86,566							
		Indicated Value 231,272 125.28 Per SqFt							
		Agland Value							
		Site Improvements							
		Total Value 231,272 125.28 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	
SHLT	STORM SHELTER	0		1	2014	0.00			
PRCH	SLAB PORCH - COVERED	30620	15x10		150	26.46		3,969	
WODO	WOOD DECK - OPEN	30621	6x5		30	30.64	50%	460	



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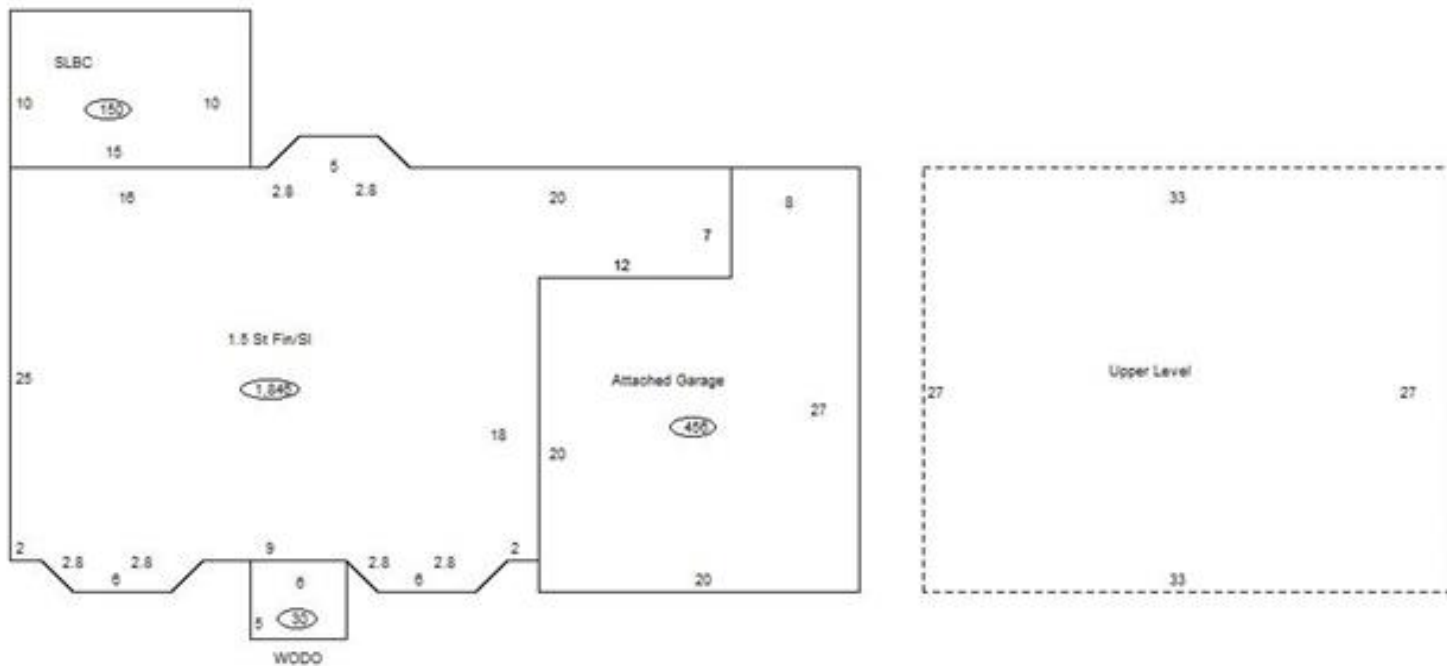
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	955	1.933	1,846
2	G	1		10	Attached Garage	456	1.000	456
3	M	PRCH		10	SLBC	150	1.000	150
4	M	WODO		10	WODO	30	1.000	30
5	U	^UL	Overhang	10	Upper Level	891	1.000	891
Total Building Area						955		1,846



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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)						