



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 660012672 Parcel ID 000000-00-0-00174-005-0009 Cadastral ID 12-21-15-03260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 108354 EDWARDS, CONSTANCE B 9505 ARLINGTON CT CLAREMORE OK 74019-0000 Parcel Location Situs 09505 ARLINGTON CT Subdivision COLONIAL ESTATES 2 Lot/Block 0009 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0718\IMG_0102. 7/19/2022</p>														
Legal Description Lat/Long: 36.30912136 -95.66340195																			
LOT 9 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax										
Remove Cap	0		Land Value 86,601	39,834	11%	4,382	Assessed	13,544	1,441.64										
Year Frozen	2017		Improvements 181,081	83,292		9,162	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 267,682	123,126		13,544	Total Taxable	12,544	1,349.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012672	EDWARDS, CONSTANCE B			8	260,947	1000	12,544	1,349.00										
2024	2024-660012672	EDWARDS, DONALD V &			8	255,194	1000	12,544	1,349.00										
2023	2023-660012672	EDWARDS, DONALD V &			8	182,203	1000	12,544	1,339.00										
2022	2022-660012672	EDWARDS, DONALD V &			8	184,780	1000	12,543	1,346.00										
2021	2021-660012672	EDWARDS, DONALD V &			8	196,397	1000	12,544	1,292.00										
2020	2020-660012672	EDWARDS, DONALD V &			8	193,159	1000	12,544	1,339.00										
2019	2019-660012672	EDWARDS, DONALD V &			8	185,437	1000	12,544	1,353.00										
2018	2018-660012672	EDWARDS, DONALD V &			8	202,904	1000	12,544	1,351.00										
2017	2017-660012672	EDWARDS, DONALD V &			8	201,186	1000	12,543	1,328.00										
2016	2016-660012672	EDWARDS, DONALD V			8	195,834	1000	12,149	1,324.00										
2015	2015-660012672	EDWARDS, DONALD V			8	189,955	1000	11,766	1,224.00										
2014	2014-660012672	EDWARDS, DONALD V			8	191,501	1000	11,394	1,203.00										
2013	2013-660012672	EDWARDS, DONALD V			8	180,376	1000	11,033	1,148.00										



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2676	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,215.00 x 1.57 = 86,601	
Factor Value		
Adjustments	1.0000	
Lot Value	86,601	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,152 / 2,152
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,152
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	231,125 107.40 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	253,690 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.45	Total Misc Impr	+ 19,300				
Roofing Adj	+ 4.62	Garage Cost	+ 16,559				
Subfloor Adj	+ -2.19	Total RCN	= 307,205				
Heat/Cool Adj	+ 6.14	Depreciation (43%)	- 132,098				
Plumbing Adj	+ 9.07	Lump Sums	+ 5,974				
Basement Adj	+ 0.00	RCNLD	= 181,081				
Adj Base Cost	= 126.09	Lot Value	+ 86,601				
Total Area	x 2,152	Indicated Value	= 267,682				
Adjusted Cost	= 271,346	Value Per SqFt	124.39				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	181,081
Lot Value	86,601
Indicated Value	267,682 124.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	267,682 124.39 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	30649	14x8		112	26.58		2,977
WODO	WOOD DECK - OPEN	30650	12x10		120	26.09	20%	2,505
PRCH	SLAB PORCH - COVERED	30651	142		142	26.49		3,762
WODO	WOOD DECK - OPEN	30652	194		194	22.35	20%	3,469
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	30653	20x12		240	28.94		6,946



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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)						