



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 660012676 Parcel ID 000000-00-0-00174-005-0014 Cadastral ID 12-21-15-03310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 320458 SEC OF VETERANS AFFAIRS 3401 W END AVE STE 760W NASHVILLE TN 37203-0000 Parcel Location Situs 09376 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0014 / 0005 Parcel Size 1.5 - 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_0108. 7/19/2022</p>																																																											
Legal Description Lat/Long: 36.31003743 -95.66348128																																																																
LOT 14 & PT LOT 13, BEG AT SW/C LOT 13, N 34-45 E 274. 09' TO PT ON ELY L/L OF LOT 13 SE 227.86' ALG WLY L/L TO POB 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	No	1,000		/	NEWREZ LLC DBA	06/01/2025		3																																																							
					/	AUSTIN, TRAVIS	05/15/2025	0	10																																																							
					/	MAXSON, JAMES R &	03/14/2022	416,000	YES																																																							
					/	PATRICK, JOHN M &	11/15/2019	296,500	YES																																																							
					901/89	NATIVE OAK HOMES INC	12/02/1992	148,000	Yes																																																							
					885/387	PATRICK, JOHN M &	06/11/1992	20,500	No																																																							
Parcel Valuation																																																																
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax																																																							
Remove Cap	2026		Land Value	141,642	141,642	11%	15,581	Assessed	45,875 4,883.01																																																							
Year Frozen	0		Improvements	275,397	275,397		30,294	Penalty	0																																																							
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00																																																							
TIF Project ID	0		Total Value	417,039	417,039		45,875	Total Taxable	45,875 4,883.00																																																							
Assessment History																																																																
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																							
2025	2025-660012676	SEC OF VETERANS AFFAIRS			8	414,208	0	45,563	4,849.00																																																							
2024	2024-660012676	AUSTIN, TRAVIS			8	416,000	0	45,761	4,870.00																																																							
2023	2023-660012676	AUSTIN, TRAVIS			8	416,000	0	45,760	4,833.00																																																							
2022	2022-660012676	AUSTIN, TRAVIS			8	290,187	1000	30,921	3,299.00																																																							
2021	2021-660012676	MAXSON, JAMES R &			8	293,590	1000	31,295	3,202.00																																																							
2020	2020-660012676	MAXSON, JAMES R &			8	294,262	1000	31,369	3,327.00																																																							
2019	2019-660012676	PATRICK, JOHN M &			8	231,734	0	25,491	2,721.00																																																							
2018	2018-660012676	PATRICK, JOHN M &			8	237,125	0	26,084	2,779.00																																																							
2017	2017-660012676	PATRICK, JOHN M &			8	235,083	0	25,859	2,710.00																																																							
2016	2016-660012676	PATRICK, JOHN M &			8	228,384	0	25,122	2,709.00																																																							
2015	2015-660012676	PATRICK, JOHN M &			8	221,896	0	24,021	2,473.00																																																							
2014	2014-660012676	PATRICK, JOHN M &			8	225,114	0	22,876	2,390.00																																																							
2013	2013-660012676	PATRICK, JOHN M &			8	211,774	0	21,787	2,244.00																																																							



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1671	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,838.00 x 1.64 = 83,319	
Factor Value		
Adjustments	1.7000	
Lot Value	141,642	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,816 / 2,724
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,816
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	729 Detached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	348,088 127.79 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	436,790 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.02	Total Misc Impr	+ 35,006				
Roofing Adj	+ 3.66	Garage Cost	+ 33,789				
Subfloor Adj	+ -2.34	Total RCN	= 390,281				
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 124,890				
Plumbing Adj	+ 8.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 265,391				
Adj Base Cost	= 118.02	Lot Value	+ 141,642				
Total Area	x 2,724	Indicated Value	= 407,033				
Adjusted Cost	= 321,486	Value Per SqFt	149.42				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	265,391
Lot Value	141,642
Indicated Value	407,033 149.42 Per SqFt
Agland Value	
Site Improvements	10,006
Total Value	417,039 153.10 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	30670	478		478	27.90		13,336
PATO	SLAB PORCH - OPEN	30671	416		416	9.69		4,031
EPSW	ENCLOSED PORCH - SOLID WALL	30672	12x11		132	76.45		10,091
PRCH	SLAB PORCH - COVERED	139824	38		38	29.41		1,118



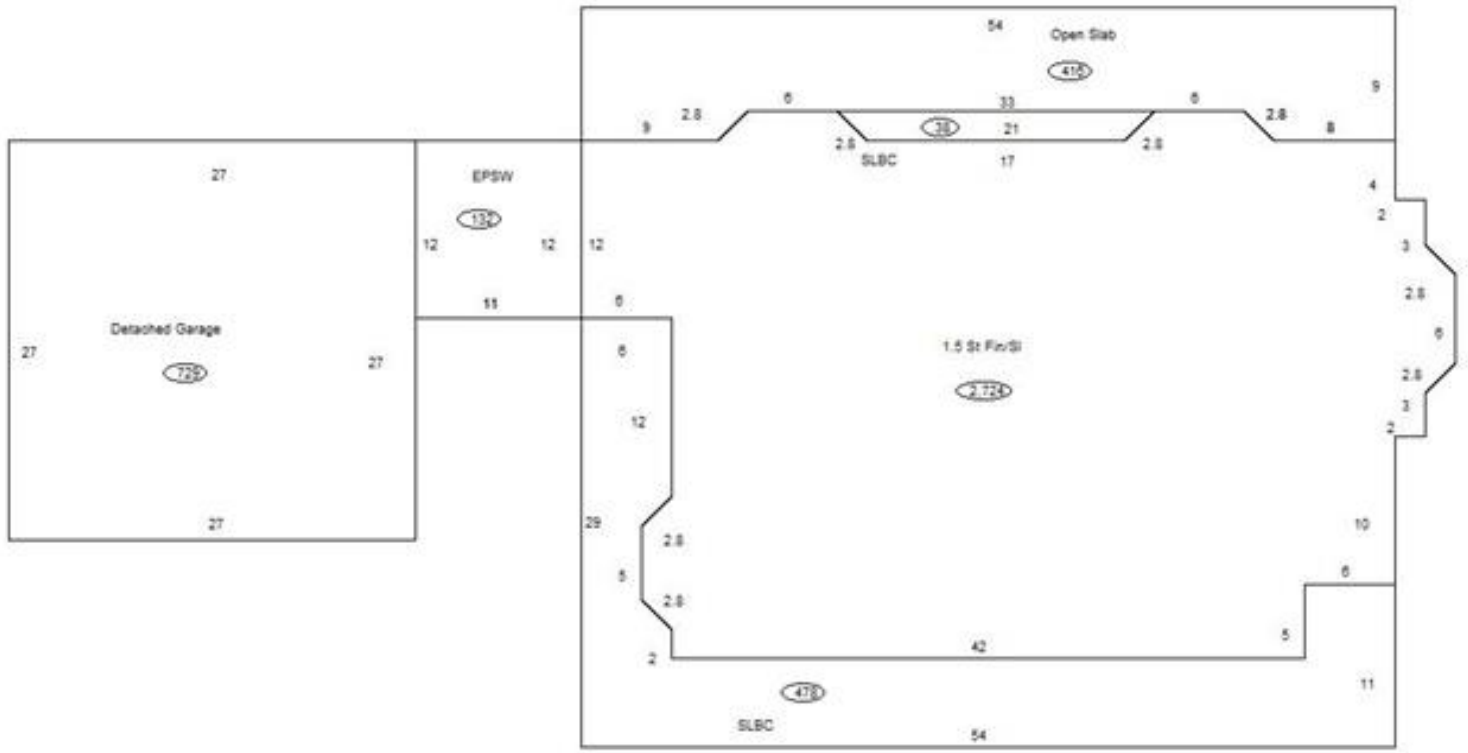
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Sketch Image

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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/SI	1,816	1.500	2,724
2	M	PRCH		10	SLBC	478	1.000	478
3	M	PATO		10	Open Slab	416	1.000	416
4	M	EPSW		10	EPSW	132	1.000	132
5	G	2		10	Detached Garage	729	1.000	729
6	M	PRCH		10	SLBC	38	1.000	38
Total Building Area						1,816		2,724



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			444
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (30.05 x 444)		13,342	13,342	3,336	10,006
	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)					