



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:47
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Assessment Data					Primary Image																																																																																																																				
Account 660012677 Parcel ID 000000-00-0-00174-005-0015 Cadastral ID 12-21-15-03320 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 341880 DELATORRE, JOCELYNE 9282 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09282 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0015 / 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 Lot/Long: 36.30938443 -95.66401000																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2545	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,647.00 x 1.58 = 86,175	
Factor Value		
Adjustments	1.2000	
Lot Value	103,410	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,048 / 1,946
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	258,219	132.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	254,820 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.93	Total Misc Impr	+ 7,723				
Roofing Adj	+ 3.37	Garage Cost	+ 22,205				
Subfloor Adj	+ -2.18	Total RCN	= 254,944				
Heat/Cool Adj	+ 7.03	Depreciation (42%)	- 107,076				
Plumbing Adj	+ 11.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 147,868				
Adj Base Cost	= 115.63	Lot Value	+ 103,410				
Total Area	x 1,946	Indicated Value	= 251,278				
Adjusted Cost	= 225,016	Value Per SqFt	129.13				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,868		
Lot Value	103,410		
Indicated Value	251,278	129.13	Per SqFt
Agland Value			
Site Improvements	11,926		
Total Value	263,204	135.25	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
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	30676	44		44	29.39		1,293



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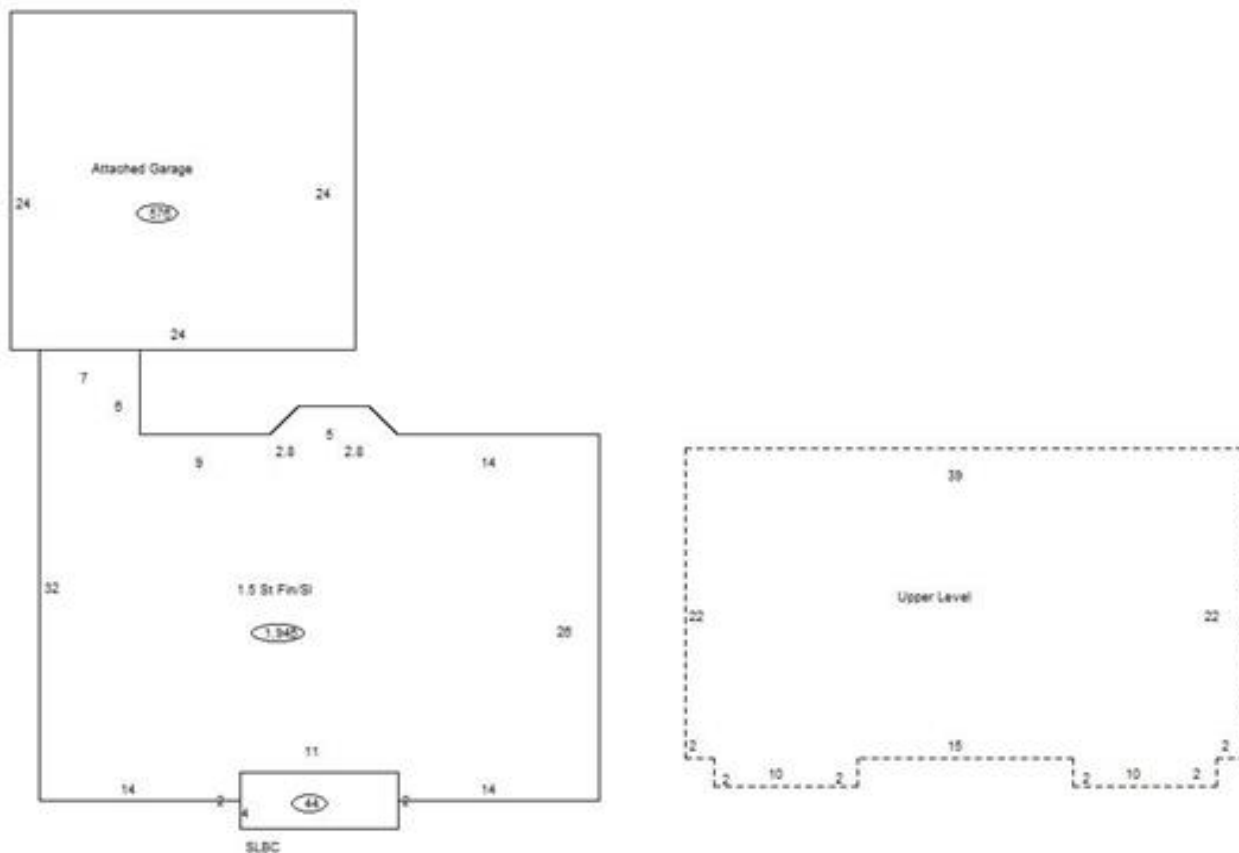
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Sketch Image

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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/SI	1,048	1.857	1,946
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	44	1.000	44
4	U	^UL	Overhang	10	Upper Level	898	1.000	898
Total Building Area						1,048		1,946



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			168	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 168)	786		786	110	676
	SV	SWIM VINYL				1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	13,750	11,250