




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:13:16
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Assessment Data					Primary Image																																																																																																																				
Account 660012679 Parcel ID 000000-00-0-00174-007-0001 Cadastral ID 12-21-15-03340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 328716 RODRIGUEZ, AIDA L TRUST 8221 DUNNWOOD RD CLAREMORE OK 74019-0000 Parcel Location Situs 09603 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0001 / 0007 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\rln\Pictures\2018-07-25\IMG_0046.JPG 8/7/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.30907302 -95.66019390 LOT 1 BLOCK 7 COLONIAL ESTATES 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.281		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	55,801.00 x 1.56 = 87,041		
Factor Value			
Adjustments	1.0000		
Lot Value	87,041		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,323 / 2,443
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,323
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 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	263,293 107.77 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	284,690 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	165,649
Lot Value	87,041
Indicated Value	252,690 103.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	252,690 103.43 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.82	Total Misc Impr	+ 9,121
Roofing Adj	+ 2.77	Garage Cost	+ 18,963
Subfloor Adj	+ -1.32	Total RCN	= 285,601
Heat/Cool Adj	+ 6.14	Depreciation (42%)	- 119,952
Plumbing Adj	+ 8.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,649
Adj Base Cost	= 105.41	Lot Value	+ 87,041
Total Area	x 2,443	Indicated Value	= 252,690
Adjusted Cost	= 257,517	Value Per SqFt	103.43

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	30685	11x4		44	26.79		1,179
PRCH	SLAB PORCH - COVERED	30686	11x4		44	26.79		1,179
PATO	SLAB PORCH - OPEN	30688	10x10		100	11.48		1,148



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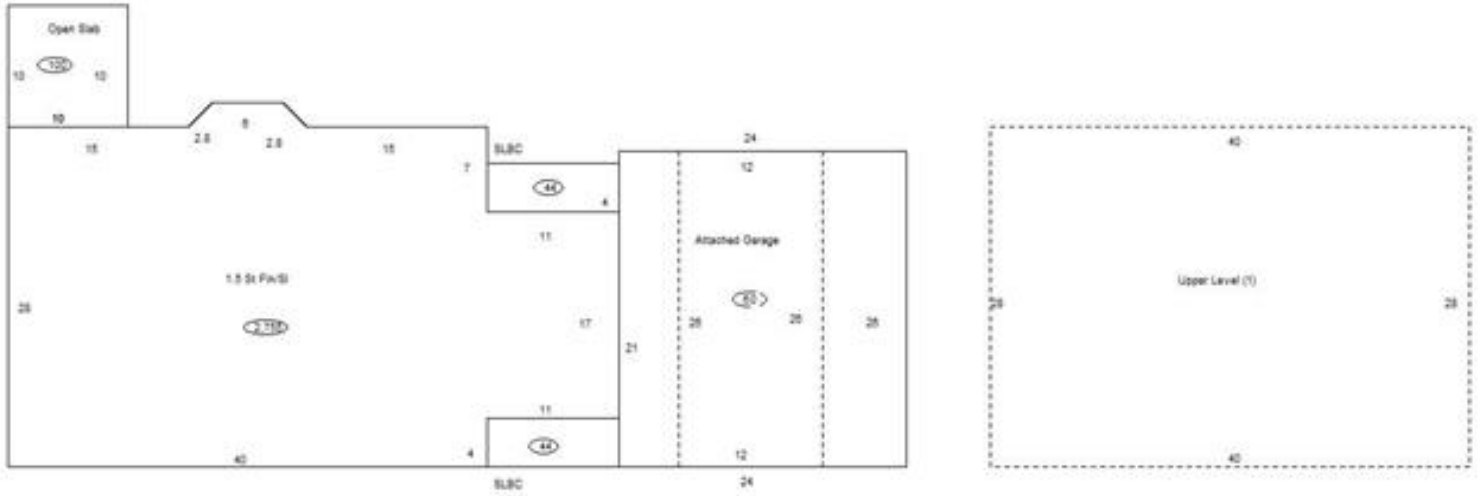
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Sketch Image

660012679



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	1,323	2.082	2,755
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	44	1.000	44
4	M	PRCH		10	SLBC	44	1.000	44
5	U	^UL	Overhang	10	0	312	1.000	312
6	M	PATO		10	Open Slab	100	1.000	100
7	U	^UL		10	Upper Level (1)	1,120	1.000	1,120
Total Building Area						1,323		2,755