



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:14
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Assessment Data					Primary Image																																																																																																																				
Account 660012680 Parcel ID 000000-00-0-00174-007-0002 Cadastral ID 12-21-15-03350 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 226184 BEAVER, BETTY L 9625 COLONIAL DR CLAREMORE OK 74019-0000 Parcel Location Situs 09625 COLONIAL DR Subdivision COLONIAL ESTATES 2 Lot/Block 0002 / 0007 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: 36.30884347 -95.65941003																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2919	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,273.00 x 1.55 = 87,395	
Factor Value		
Adjustments	1.0000	
Lot Value	87,395	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	1,826 / 1,826
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,826
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	582 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32



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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	217,048	118.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	234,120 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.86	Total Misc Impr	+	14,365			
Roofing Adj	+ 4.79	Garage Cost	+	17,914			
Subfloor Adj	+ -2.29	Total RCN	=	258,703			
Heat/Cool Adj	+ 6.14	Depreciation (40%)	-	103,481			
Plumbing Adj	+ 8.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	155,222			
Adj Base Cost	= 124.00	Lot Value	+	87,395			
Total Area	x 1,826	Indicated Value	=	242,617			
Adjusted Cost	= 226,424	Value Per SqFt		132.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,222		
Lot Value	87,395		
Indicated Value	242,617	132.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,617	132.87	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	30692		117	117	26.56		3,108
PATO	SLAB PORCH - OPEN	30693		656	656	8.60		5,642



Rogers

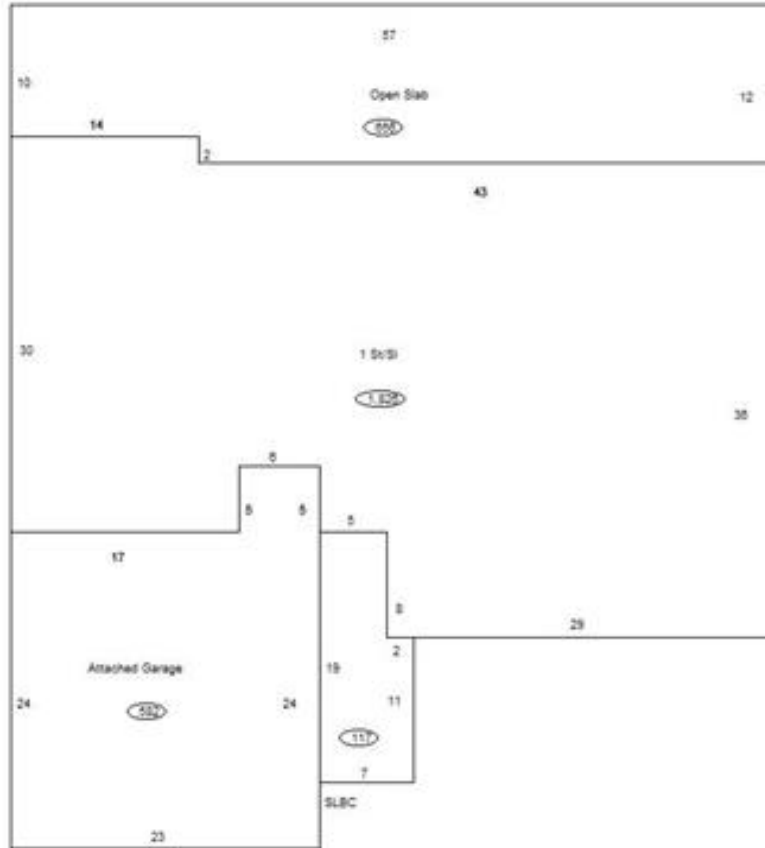
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,826	1.000	1,826
2	G	1		10	Attached Garage	582	1.000	582
3	M	PRCH		10	SLBC	117	1.000	117
4	M	PATO		10	Open Slab	656	1.000	656
Total Building Area						1,826		1,826



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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)						
	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)						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 1	Year	Eff Age	2836	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						