



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 660015969 Parcel ID 000000-00-0-10035-002-0008 Cadastral ID 17-21-16-00140 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332688 COLOSSUS PROPERTIES LLC PO BOX 1741 BROKEN ARROW OK 74013-0000 Parcel Location Situs 01415 ARCHER DR Subdivision BERT HALL Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (259)\IMG_0056.JPG 9/1/2023</p>														
Legal Description Lat/Long: 36.30721085 -95.62824819																			
LOT 8 BLOCK 2 BERT HALL					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 colspan="5" style="height: 100px;"> </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		/	COOK, GEORGE LEON	11/05/2020	63,500	YES										
					2407/279	CHAMBERS, REBECCA L	06/16/2014	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value 35,981	23,715	11%	2,609	Assessed	7,738	715.22										
Year Frozen	0		Improvements 46,630	46,630		5,129	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 82,611	70,345		7,738	Total Taxable	7,738	715.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015969	COLOSSUS PROPERTIES LLC			17	82,425	0	7,370	681.00										
2024	2024-660015969	COLOSSUS PROPERTIES LLC			17	63,806	0	7,019	649.00										
2023	2023-660015969	COLOSSUS PROPERTIES LLC			17	80,363	0	7,763	711.00										
2022	2022-660015969	COLOSSUS PROPERTIES LLC			17	67,216	0	7,394	684.00										
2021	2021-660015969	COLOSSUS PROPERTIES LLC			17	69,735	0	7,671	677.00										
2020	2020-660015969	COOK, GEORGE LEON			17	68,760	1000	5,482	502.00										
2019	2019-660015969	COOK, GEORGE LEON			17	62,140	1000	5,293	490.00										
2018	2018-660015969	COOK, GEORGE LEON			17	64,039	1000	5,110	472.00										
2017	2017-660015969	COOK, GEORGE LEON			17	63,592	1000	4,932	453.00										
2016	2016-660015969	COOK, GEORGE LEON			17	64,898	1000	4,759	447.00										
2015	2015-660015969	COOK, GEORGE LEON			17	63,794	1000	4,591	414.00										
2014	2014-660015969	COOK, GEORGE LEON			17	64,226	1000	4,429	411.00										
2013	2013-660015969	CHAMBERS, REBECCA L			17	61,823	1000	4,271	391.00										



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Lot Data		Square-Foot - NBHD 1177 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2775							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	12,086.00 x 2.98 = 35,981			<p>\\tsclient\A\TOMMY DUNLAP\New folder (259)\IMG_0056.JPG 9/1/2023</p>				
Factor Value				GRM Approach				
Adjustments	1.0000			<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>				
Lot Value	35,981			Multiple Regression				
Residential Data				<p>MRA Code 1 Test</p> <p>Adusted R 0.8445</p> <p>Indicated Value 77,808 93.52 Per SqFt</p>				
Type	1 Single Family Residence			Direct Comparables				
Condition	3 - Average			<p>Selection Model A Adam Test</p> <p>Adjustment Model 1 2022 Residential</p> <p>Comparables 1</p> <p>Indicated Value 19,130 Per SqFt</p>				
Quality	2 - Fair			Value Reconciliation				
Architecture				<p>Selected Approach Cost Approach</p> <p>Improvements 46,630</p> <p>Lot Value 35,981</p> <p>Indicated Value 82,611 99.29 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements</p> <p>Total Value 82,611 99.29 Total Value Per SqFt</p>				
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	832 / 832							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type	308 Attached Garage - Unfinished 1 Stalls							
Remodel								
Year/Eff Age	1960 / 50							
Cost Approach		Manual : 01/2025						
Base Cost	99.03	Total Misc Impr	+ 3,646					
Roofing Adj	+ 4.47	Garage Cost	+ 8,257					
Subfloor Adj	+ 2.57	Total RCN	= 113,731					
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 67,101					
Plumbing Adj	+ 6.02	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 46,630					
Adj Base Cost	= 122.39	Lot Value	+ 35,981					
Total Area	x 832	Indicated Value	= 82,611					
Adjusted Cost	= 101,828	Value Per SqFt	99.29					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38238	6x4		24	21.22		509
SUN	Sunroom	38239	16x10		160	15.00		2,400
PATO	SLAB PORCH - OPEN	141986	12x6		72	10.24		737



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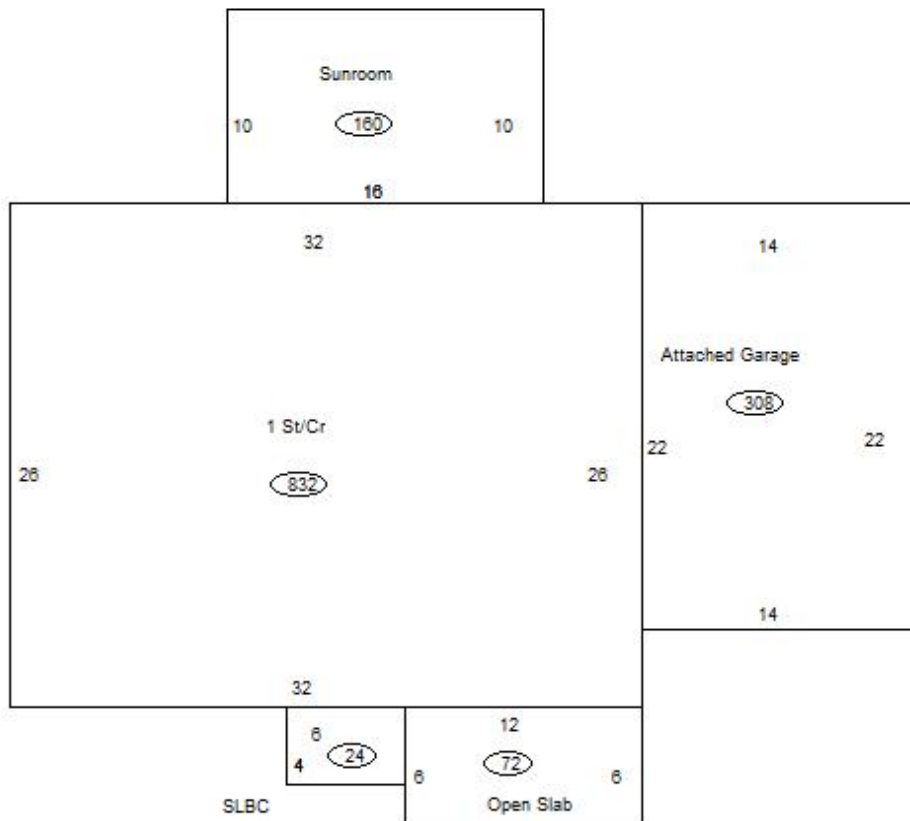
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	832	1.000	832
2	G	1		10	Attached Garage	308	1.000	308
3	M	PRCH		10	SLBC	24	1.000	24
4	M	SUN		10	Sunroom	160	1.000	160
5	M	PATO		10	Open Slab	72	1.000	72
Total Building Area						832		832



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				