




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 660031941 Parcel ID 000000-00-0-00729-001-0001 Cadastral ID 36-22-15-03050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 270907 COLEMAN, BARRY DON REVOCABLE TRUST 9584 SHADOWVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 09584 SHADOWVIEW DR Subdivision SHADOWBROOK ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 22 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-04-23 04-23-18\04-23-18 062.JPG 4/27/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.34563278 -95.65671029 LOT 1 BLOCK 1 SHADOWBROOK ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.029	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,822.00 x 1.57 = 70,201	
Factor Value		
Adjustments	1.0000	
Lot Value	70,201	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Frame, Siding, Vinyl 15% Veneer, Masonry
Base/Total Area	1,181 / 2,027
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,181
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	573 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	262,114	129.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	246,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.57	Total Misc Impr	+	21,711			
Roofing Adj	+ 3.52	Garage Cost	+	22,118			
Subfloor Adj	+ -2.24	Total RCN	=	293,859			
Heat/Cool Adj	+ 14.47	Depreciation (35%)	-	102,851			
Plumbing Adj	+ 11.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,008			
Adj Base Cost	= 123.35	Lot Value	+	70,201			
Total Area	x 2,027	Indicated Value	=	261,209			
Adjusted Cost	= 250,030	Value Per SqFt		128.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,008		
Lot Value	70,201		
Indicated Value	261,209	128.86	Per SqFt
Agland Value			
Site Improvements	1,078		
Total Value	262,287	129.40	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	76307	303		303	28.46		8,623
PRCH	SLAB PORCH - COVERED	76308	232		232	28.70		6,658



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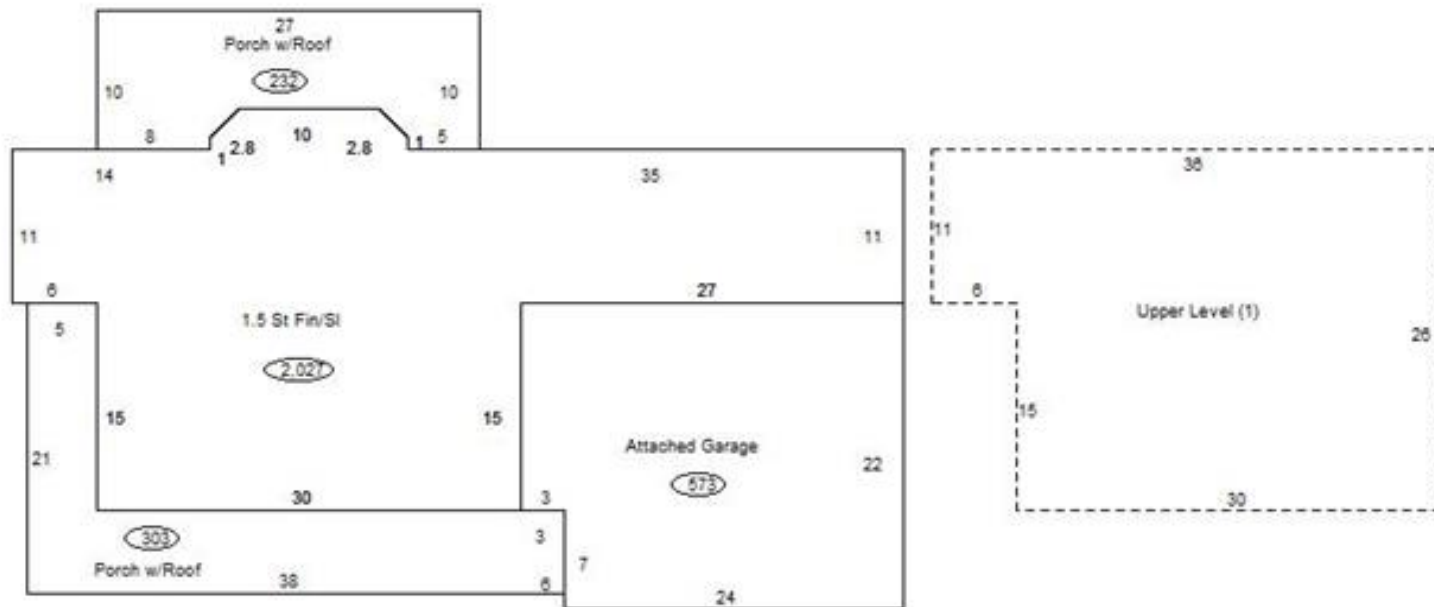
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Sketch Image

660031941



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,181	1.716	2,027
2	G	1		13	Attached Garage	573	1.000	573
3	M	PRCH		13	SLBC	303	1.000	303
4	M	PRCH		13	SLBC	232	1.000	232
5	U	^UL		13	Upper Level (1)	846	1.000	846
Total Building Area						1,181		2,027



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	12x24x0			288	
	Qual	2	Cond 3	Year	Eff Age 1520		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 288)	1,348		1,348	270	1,078