



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																															
Account 660004316 Parcel ID 000000-00-0-10520-005-0007 Cadastral ID 05-21-16-08670 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 13854 DRIVER, GRANT JR & EMILY DIAL-DRIVER 1702 MEADOW RD CLAREMORE OK 74017-0000 Parcel Location Situs 01702 MEADOW RD Subdivision WILL ROGERS HGTS III Lot/Block 0007 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0052.JPG 4/14/2023</p>																																																																																																															
Legal Description Lot/Long: 36.32612818 -95.62855342 LOT 7 BLOCK 5 WILL ROGERS HGTS III																																																																																																																				
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12019 Non-Ag Acres 0.3095 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 13,480.00 x 4.25 = 57,318 Factor Value Adjustments 1.0000 Lot Value 57,318		<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0052.JPG 4/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,121 / 2,121
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,121
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	706 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+	19,109			
Roofing Adj	+ 4.94	Garage Cost	+	18,172			
Subfloor Adj	+ -1.09	Total RCN	=	302,830			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	142,330			
Plumbing Adj	+ 4.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	160,500			
Adj Base Cost	= 125.20	Lot Value	+	57,318			
Total Area	x 2,121	Indicated Value	=	217,818			
Adjusted Cost	= 265,549	Value Per SqFt		102.70			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	221,459	104.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables			
Indicated Value	270,990		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,500		
Lot Value	57,318		
Indicated Value	217,818	102.70	Per SqFt
Agland Value			
Site Improvements	6,144		
Total Value	223,962	105.59	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11094	27x4		108	23.92		2,583
PRCH	SLAB PORCH - COVERED	123542	25x20		500	22.86		11,430



Rogers

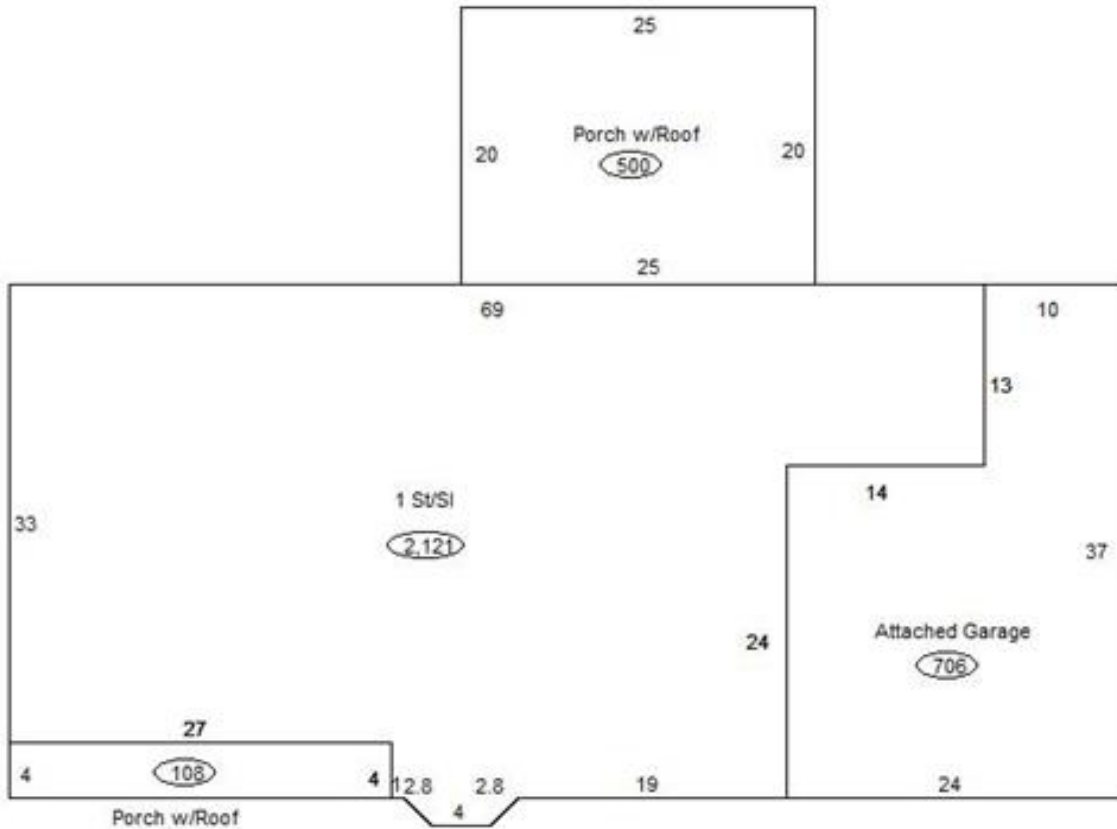
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,121	1.000	2,121
2	G	1		13	Attached Garage	706	1.000	706
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	500	1.000	500
Total Building Area						2,121		2,121



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			384
	Qual 2	Cond 3	Year 2001	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (16.00 x 384)		6,144		6,144		6,144