



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660006210 Parcel ID 000000-00-0-10470-002-0011 Cadastral ID 07-21-16-05450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 302890 SKELTON, TRACY REVOCABLE TRUST 2303 W DRIFTWOOD CLAREMORE OK 74017-0000 Parcel Location Situs 02303 W DRIFTWOOD DR Subdivision WESTWOOD ESTATES I Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31083521 -95.63744704																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.3724	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	16,220.00 x 4.15 = 67,313	
Factor Value		
Adjustments	1.0000	
Lot Value	67,313	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,235 / 2,235
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,235
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	571 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,768	105.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	264,450		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,716		
Lot Value	67,313		
Indicated Value	242,029	108.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,029	108.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.36	Total Misc Impr	+	6,900			
Roofing Adj	+ 4.58	Garage Cost	+	17,661			
Subfloor Adj	+ -2.19	Total RCN	=	319,000			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	146,740			
Plumbing Adj	+ 6.35	Lump Sums	+	2,456			
Basement Adj	+ 0.00	RCNLD	=	174,716			
Adj Base Cost	= 131.74	Lot Value	+	67,313			
Total Area	x 2,235	Indicated Value	=	242,029			
Adjusted Cost	= 294,439	Value Per SqFt		108.29			

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	14961	12x4		48	26.78		1,285
WODO	WOOD DECK - OPEN	14962	176		176	23.26	40%	2,456



Rogers

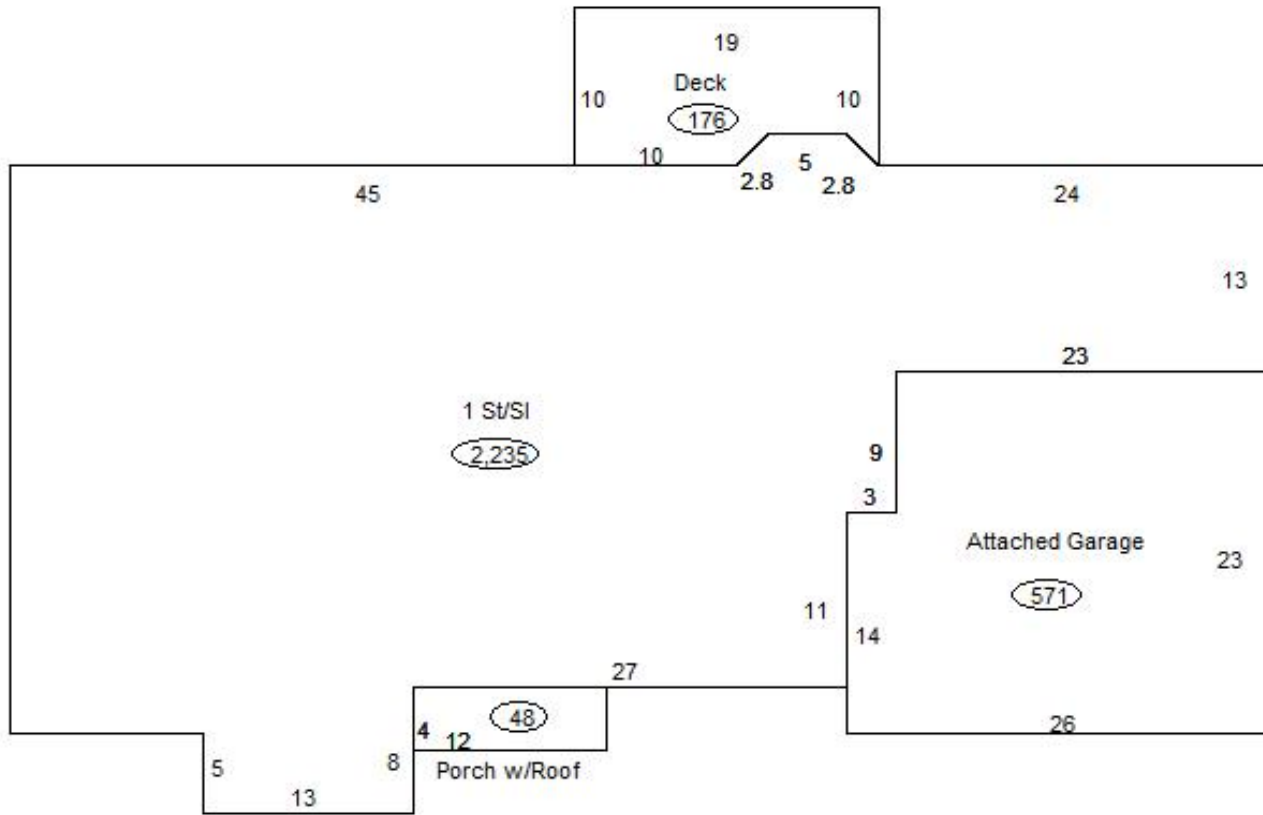
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Sketch Image

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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	2,235	1.000	2,235
2	G	1		13	Attached Garage	571	1.000	571
3	M	PRCH		13	SLBC	48	1.000	48
4	M	WODO		13	WODO	176	1.000	176
Total Building Area						2,235		2,235



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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 (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				