



# 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	660006211								
Parcel ID	000000-00-0-10470-003-0001								
Cadastral ID	07-21-16-05460								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	347264								
ROBERTSON, GINA									
2302 W DRIFTWOOD PL CLAREMORE OK 74017-0000									
Parcel Location									
Situs	02302 W DRIFTWOOD DR								
Subdivision	WESTWOOD ESTATES I								
Lot/Block	0001 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31137189 -95.63735050									
Building Permits									
LOT 1 BLOCK 3 WESTWOOD ESTATES I									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	ADAMS, FRANK E & DONNA M	06/05/2025	283,000	YES
HV	Veteran	No	999,999		/	CONDER, IONA & RONALD	05/07/2021	195,000	YES
					2664/772	CONDER, IONA & RONNIE	09/08/2017		4
					2656/754	WILLHOITE, JOE B &	08/30/2017	157,500	YES
					2204/119	FEDERAL NATIONAL MORTGAGE-AS	10/27/2011	73,500	3
					2163/167	SMITH, MEGAN R &	03/15/2011	0	10
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	105,682	105,682	11%	11,625	Assessed	31,131	2,877.44
Year Frozen	0	Improvements	177,323	177,323		19,506	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	283,005	283,005		31,131	Total Taxable	30,131	2,785.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006211	ROBERTSON, GINA	17	245,089	0	23,649	2,186.00		
2024	2024-660006211	ADAMS, FRANK E & DONNA M	17	256,297	0	22,522	2,081.00		
2023	2023-660006211	ADAMS, FRANK E & DONNA M	17	195,000	0	21,450	1,965.00		
2022	2022-660006211	ADAMS, FRANK E & DONNA M	17	195,000	0	21,450	1,986.00		
2021	2021-660006211	ADAMS, FRANK E & DONNA M	17	164,688	0	18,116	1,600.00		
2020	2020-660006211	CONDER, IONA & RONALD &	17	162,052	0	17,826	1,632.00		
2019	2019-660006211	CONDER, IONA & RONALD &	17	155,519	0	17,107	1,584.00		
2018	2018-660006211	CONDER, IONA & RONALD &	17	158,258	0	17,408	1,608.00		
2017	2017-660006211	CONDER, IONA & RONNIE	17	106,486	0	11,713	1,076.00		
2016	2016-660006211	WILLHOITE, JOE B &	17	103,890	0	11,428	1,073.00		
2015	2015-660006211	WILLHOITE, JOE B &	17	105,085	0	11,559	1,043.00		
2014	2014-660006211	WILLHOITE, JOE B &	17	107,105	0	11,085	1,028.00		
2013	2013-660006211	WILLHOITE, JOE B &	17	102,435	10557		.00		




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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10500 <b>Non-Ag Acres</b> 0.4571 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 19,912.00 x 4.15 = 82,635 <b>Factor Value</b> <b>Adjustments</b> 1.2789 <b>Lot Value</b> 105,682		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Veneer, Stone 80% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,496 / 1,496
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,496
<b>Fixture/RghIn</b>	15 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1977 / 20

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	172,151	115.07	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	193,380 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	107.39	<b>Total Misc Impr</b>	+	6,045	
<b>Roofing Adj</b>	+ 4.97	<b>Garage Cost</b>	+	14,049	
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	=	224,492	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 23%)</b>	-	51,633	
<b>Plumbing Adj</b>	+ 13.94	<b>Lump Sums</b>	+	3,903	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	176,762	
<b>Adj Base Cost</b>	= 136.63	<b>Lot Value</b>	+	105,682	
<b>Total Area</b>	x 1,496	<b>Indicated Value</b>	=	282,444	
<b>Adjusted Cost</b>	= 204,398	<b>Value Per SqFt</b>		188.80	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	176,762		
<b>Lot Value</b>	105,682		
<b>Indicated Value</b>	282,444	188.80	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	561		
<b>Total Value</b>	283,005	189.17	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	14965	4x4		16	26.88		430
WODO	WOOD DECK - OPEN	14966	576		576	16.94	60%	3,903



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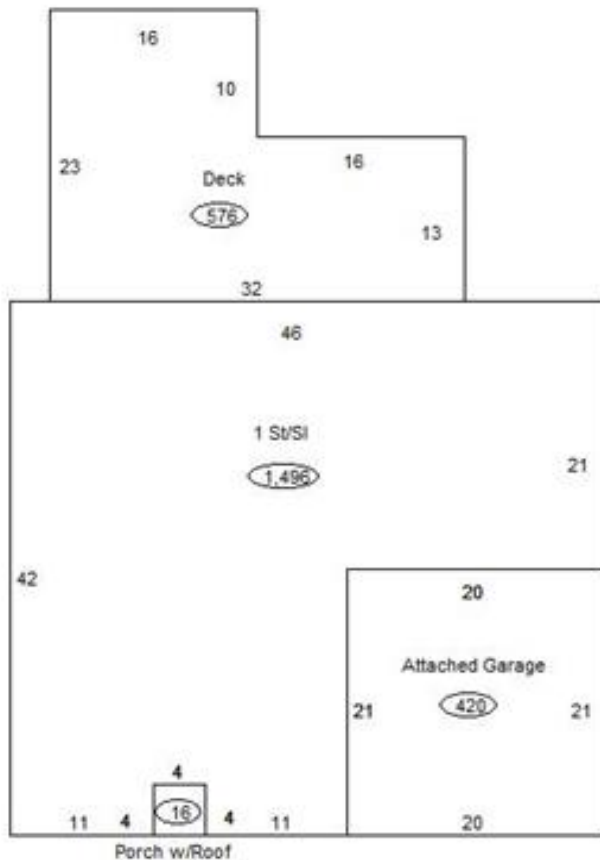
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,496	1.000	1,496
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	16	1.000	16
4	M	WODO		13	WODO	576	1.000	576
<b>Total Building Area</b>						1,496		1,496



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	10x16x0	Concrete		160
	Qual	4	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 160)		1,123	1,123	562	561
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					