



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:50:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006253 <b>Parcel ID</b> 000000-00-0-10480-003-0013 <b>Cadastral ID</b> 07-21-16-05880 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 349305 JACKSON, SCOTT ALAN SR & SHELBY NICHOLE  2404 W DRIFTWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02404 W DRIFTWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0013 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG_0049. 5/5/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.31159882 -95.63962052																																																																																																																									
<b>Legal Description</b> LOT 13 BLOCK 3 WESTWOOD ESTATES III					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																																																																																										
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3038	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	13,234.00 x 4.15 = 54,921	
Factor Value		
Adjustments	1.0000	
Lot Value	54,921	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	2,658 / 2,658
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,658
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	288,232	108.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	299,040		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.64	Total Misc Impr	+	9,740			
Roofing Adj	+ 4.47	Garage Cost	+	22,879			
Subfloor Adj	+ -2.12	Total RCN	=	359,500			
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	-	158,180			
Plumbing Adj	+ 7.35	Lump Sums	+	4,998			
Basement Adj	+ 0.00	RCNLD	=	206,318			
Adj Base Cost	= 122.98	Lot Value	+	54,921			
Total Area	x 2,658	Indicated Value	=	261,239			
Adjusted Cost	= 326,881	Value Per SqFt		98.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,318		
Lot Value	54,921		
Indicated Value	261,239	98.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	261,239	98.28	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	15143	156		156	26.44		4,125
WODO	WOOD DECK - OPEN	15144	656		656	16.93	55%	4,998





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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	
<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 )						