



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 660006254 Parcel ID 000000-00-0-10480-003-0014 Cadastral ID 07-21-16-05890 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 328366 CUPP, CASEY C 2406 W DRIFTWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02406 W DRIFTWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0014 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG_0050. 5/5/2023</p>														
Legal Description Lat/Long: 36.31176645 -95.63977340																			
LOT 14 BLOCK 3 WESTWOOD ESTATES III					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	RIGGS, STANLEY W &	07/24/2019	180,000	WG										
					1984/398	ANDERSON, ALON BRUCE &	10/08/2008	163,000	11										
					1264/595	ANDERSON, MILDRED RUTH &	11/20/2000	0	No										
					838/264			65,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2020		Land Value 46,949	32,571	11%	3,583	Assessed	22,131	2,045.57										
Year Frozen	0		Improvements 170,719	168,616		18,548	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 217,668	201,187		22,131	Total Taxable	22,131	2,046.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006254	CUPP, CASEY C			17	212,614	0	21,076	1,948.00										
2024	2024-660006254	CUPP, CASEY C			17	222,521	0	20,074	1,855.00										
2023	2023-660006254	CUPP, CASEY C			17	201,400	0	19,117	1,751.00										
2022	2022-660006254	CUPP, CASEY C			17	165,519	0	18,207	1,685.00										
2021	2021-660006254	CUPP, CASEY C			17	170,221	0	18,724	1,653.00										
2020	2020-660006254	CUPP, CASEY C			17	171,119	0	18,823	1,724.00										
2019	2019-660006254	CUPP, CASEY C			17	173,159	1000	18,047	1,672.00										
2018	2018-660006254	RIGGS, STANLEY W &			17	175,453	1000	18,300	1,691.00										
2017	2017-660006254	RIGGS, STANLEY W &			17	173,590	1000	18,095	1,662.00										
2016	2016-660006254	RIGGS, STANLEY W &			17	169,336	1000	17,627	1,654.00										
2015	2015-660006254	RIGGS, STANLEY W &			17	166,525	1000	17,223	1,553.00										
2014	2014-660006254	RIGGS, STANLEY W &			17	169,633	1000	16,692	1,548.00										
2013	2013-660006254	RIGGS, STANLEY W &			17	162,482	1000	16,177	1,480.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	13971		
Non-Ag Acres	0.2597		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,313.00 x 4.15 = 46,949		
Factor Value			
Adjustments	1.0000		
Lot Value	46,949		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Stone
Base/Total Area	1,837 / 2,207
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,837
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	222,741 100.92 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	257,940 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	151,475
Lot Value	46,949
Indicated Value	198,424 89.91 Per SqFt
Agland Value	
Site Improvements	19,244
Total Value	217,668 98.63 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	92.93	Total Misc Impr	+	11,674
Roofing Adj	+ 3.61	Garage Cost	+	13,373
Subfloor Adj	+ -0.95	Total RCN	=	275,409
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	123,934
Plumbing Adj	+ 6.38	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	151,475
Adj Base Cost	= 113.44	Lot Value	+	46,949
Total Area	x 2,207	Indicated Value	=	198,424
Adjusted Cost	= 250,362	Value Per SqFt		89.91

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	15146	14x13		182	23.63		4,301
PRCH	SLAB PORCH - COVERED	15147	19x5		95	23.97		2,277



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	20x14x0			280	
	Qual	2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.68 x 280)		1,310			1,310	66	1,244
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)		30,000			30,000	12,000	18,000
	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)							