



# 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	660006260													
Parcel ID	000000-00-0-10480-004-0007													
Cadastral ID	07-21-16-05950													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	57824													
STEFFENS, JAMES D &														
CARRIE JO														
2407 DRIFTWOOD DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02407 W DRIFTWOOD DR													
Subdivision	WESTWOOD ESTATES III													
Lot/Block	0007 / 0004	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: 36.31099876 -95.63966041														
LOT 7 BLOCK 4 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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
782/322			53,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	46,036	26,533	11%	2,919	Assessed	14,131						
Year Frozen	0	Improvements	109,785	101,925		11,212	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	155,821	128,458		14,131	Total Taxable	13,131						
								1,214.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006260	STEFFENS, JAMES D &	17	154,211	1000	12,719	1,176.00							
2024	2024-660006260	STEFFENS, JAMES D &	17	162,330	1000	12,319	1,139.00							
2023	2023-660006260	STEFFENS, JAMES D &	17	140,776	1000	11,931	1,093.00							
2022	2022-660006260	STEFFENS, JAMES D &	17	114,135	1000	11,555	1,070.00							
2021	2021-660006260	STEFFENS, JAMES D &	17	123,733	1000	12,611	1,114.00							
2020	2020-660006260	STEFFENS, JAMES D &	17	121,794	1000	12,397	1,135.00							
2019	2019-660006260	STEFFENS, JAMES D &	17	118,792	1000	12,067	1,118.00							
2018	2018-660006260	STEFFENS, JAMES D &	17	122,321	1000	12,317	1,138.00							
2017	2017-660006260	STEFFENS, JAMES D &	17	121,329	1000	11,929	1,096.00							
2016	2016-660006260	STEFFENS, JAMES D &	17	118,300	1000	11,553	1,084.00							
2015	2015-660006260	STEFFENS, JAMES D &	17	117,512	1000	11,187	1,009.00							
2014	2014-660006260	STEFFENS, JAMES D &	17	118,460	1000	10,832	1,004.00							
2013	2013-660006260	STEFFENS, JAMES D &	17	111,719	1000	10,488	960.00							




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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> 16259 <b>Non-Ag Acres</b> 0.2547 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,093.00 x 4.15 = 46,036 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 46,036		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	25% Frame, Siding, Wood 75% Veneer, Masonry
<b>Base/Total Area</b>	1,560 / 1,560
<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>	1,560
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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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>	164,847	105.67	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>	200,100		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.92	<b>Total Misc Impr</b>	+ 1,471				
<b>Roofing Adj</b>	+ 4.18	<b>Garage Cost</b>	+ 13,854				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 203,305				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	- 93,520				
<b>Plumbing Adj</b>	+ 9.02	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 109,785				
<b>Adj Base Cost</b>	= 120.50	<b>Lot Value</b>	+ 46,036				
<b>Total Area</b>	x 1,560	<b>Indicated Value</b>	= 155,821				
<b>Adjusted Cost</b>	= 187,980	<b>Value Per SqFt</b>	99.89				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	109,785		
<b>Lot Value</b>	46,036		
<b>Indicated Value</b>	155,821	99.89	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	155,821	99.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	15172	14x10		140	10.51		1,471



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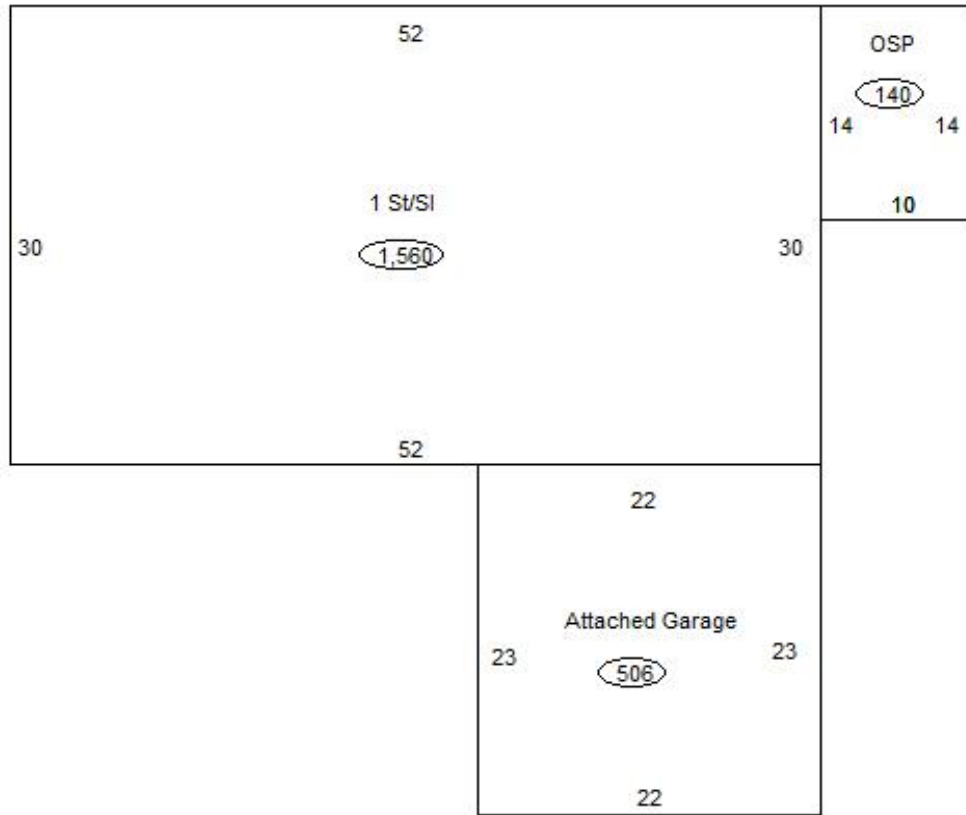
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### Sketch Image

660006260



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,560	1.000	1,560
2	G	1		13	Attached Garage	506	1.000	506
3	M	PATO		13	Open Slab	140	1.000	140
<b>Total Building Area</b>						1,560		1,560