



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 660006264 Parcel ID 000000-00-0-10480-004-0011 Cadastral ID 07-21-16-05990 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 285531 HUGHES, CHARMAYNE L 2415 DRIFTWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02415 W DRIFTWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0011 / 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 Lot/Long: 36.31178045 -95.64064701																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	16558		
Non-Ag Acres	0.27		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,763.00 x 4.15 = 48,816		
Factor Value			
Adjustments	1.0000		
Lot Value	48,816		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0002. 5/8/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	1,986 / 1,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,986
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 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	
Adusted R	0.8445		
Indicated Value	212,665	107.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	229,590		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.30	Total Misc Impr	+	15,310			
Roofing Adj	+ 4.70	Garage Cost	+	15,015			
Subfloor Adj	+ -2.19	Total RCN	=	287,035			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	126,295			
Plumbing Adj	+ 7.81	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	160,740			
Adj Base Cost	= 129.26	Lot Value	+	48,816			
Total Area	x 1,986	Indicated Value	=	209,556			
Adjusted Cost	= 256,710	Value Per SqFt		105.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,740		
Lot Value	48,816		
Indicated Value	209,556	105.52	Per SqFt
Agland Value			
Site Improvements	1,250		
Total Value	210,806	106.15	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	15189	30x11		330	25.90		8,547
PATO	SLAB PORCH - OPEN	15190	10x10		100	11.48		1,148



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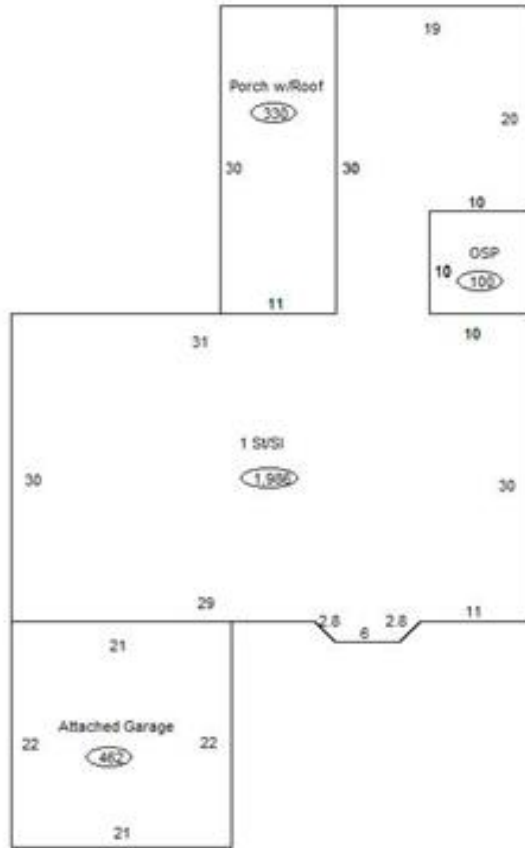
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Sketch Image

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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	1,986	1.000	1,986
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	330	1.000	330
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,986		1,986



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (95% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	23,750	1,250
	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)					