



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:13:57  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660006266 <b>Parcel ID</b> 000000-00-0-10480-004-0013 <b>Cadastral ID</b> 07-21-16-06010 <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> 338771 WELCOME TO YOUR HOME LLC  PO BOX 2872 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 02419 W DRIFTWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0013 / 0004 <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 style="text-align: right; color: orange;">05/08/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0005. 5/8/2023</p>														
<b>Legal Description</b> Lot/Long: 36.31216922 -95.64067211																			
LOT 13 BLOCK 4 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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	STOGSDILL, DONALD WALTER TRUST	08/07/2025	175,000	YES										
					1943/262	MCSPADDEN, HERBERT V &	03/31/2008	126,000	YES										
					1260/496	FREEMAN, JOHN R &	12/01/2000	105,500	Yes										
					1013/266	MOSELEY, MICAH J &	01/16/1996	85,000	No										
					991/227	BARCLAY, LYNDSEY L	05/31/1995	77,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2026	<b>Land Value</b>	47,850	47,850	11%	5,264	<b>Assessed</b>	19,251	1,779.37										
<b>Year Frozen</b>	2015	<b>Improvements</b>	127,151	127,151		13,987	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	175,001	175,001		19,251	<b>Total Taxable</b>	19,251	1,779.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660006266	WELCOME TO YOUR HOME LLC			17	180,534	1000	13,474	1,245.00										
2024	2024-660006266	STOGSDILL, DONALD WALTER TRUSTEE			17	189,063	1000	13,474	1,245.00										
2023	2023-660006266	STOGSDILL, DONALD WALTER TRUSTEE			17	166,121	1000	13,474	1,234.00										
2022	2022-660006266	STOGSDILL, DONALD WALTER TRUSTEE			17	143,241	1000	13,474	1,247.00										
2021	2021-660006266	STOGSDILL, DONALD WALTER TRUSTEE			17	149,929	1000	13,474	1,190.00										
2020	2020-660006266	STOGSDILL, DONALD WALTER TRUSTEE			17	147,467	1000	13,474	1,234.00										
2019	2019-660006266	STOGSDILL, DONALD WALTER &			17	141,692	1000	13,474	1,248.00										
2018	2018-660006266	STOGSDILL, DONALD WALTER &			17	145,826	1000	13,474	1,245.00										
2017	2017-660006266	STOGSDILL, DONALD WALTER &			17	144,606	1000	13,474	1,237.00										
2016	2016-660006266	STOGSDILL, DONALD WALTER &			17	140,846	1000	13,474	1,265.00										
2015	2015-660006266	STOGSDILL, DONALD WALTER &			17	136,806	1000	13,474	1,215.00										
2014	2014-660006266	STOGSDILL, DONALD WALTER &			17	137,947	1000	13,053	1,210.00										
2013	2013-660006266	STOGSDILL, DONALD WALTER &			17	130,433	1000	12,643	1,157.00										



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 16:13:58  
Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	21828		
Non-Ag Acres	0.306		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,329.00 x 4.15 = 55,315		
Factor Value			
Adjustments	0.8650		
Lot Value	47,850		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,625 / 1,625
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,625
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	475 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	166,064	102.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	216,050 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.35	Total Misc Impr	+ 9,744
Roofing Adj	+ 4.45	Garage Cost	+ 13,186
Subfloor Adj	+ -1.15	Total RCN	= 235,464
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 108,313
Plumbing Adj	+ 8.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,151
Adj Base Cost	= 130.79	Lot Value	+ 47,850
Total Area	x 1,625	Indicated Value	= 175,001
Adjusted Cost	= 212,534	Value Per SqFt	107.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,151		
Lot Value	47,850		
Indicated Value	175,001	107.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,001	107.69	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	15197	5x4		20	24.21		484
PRCH	SLAB PORCH - COVERED	15198	16x11		176	23.66		4,164



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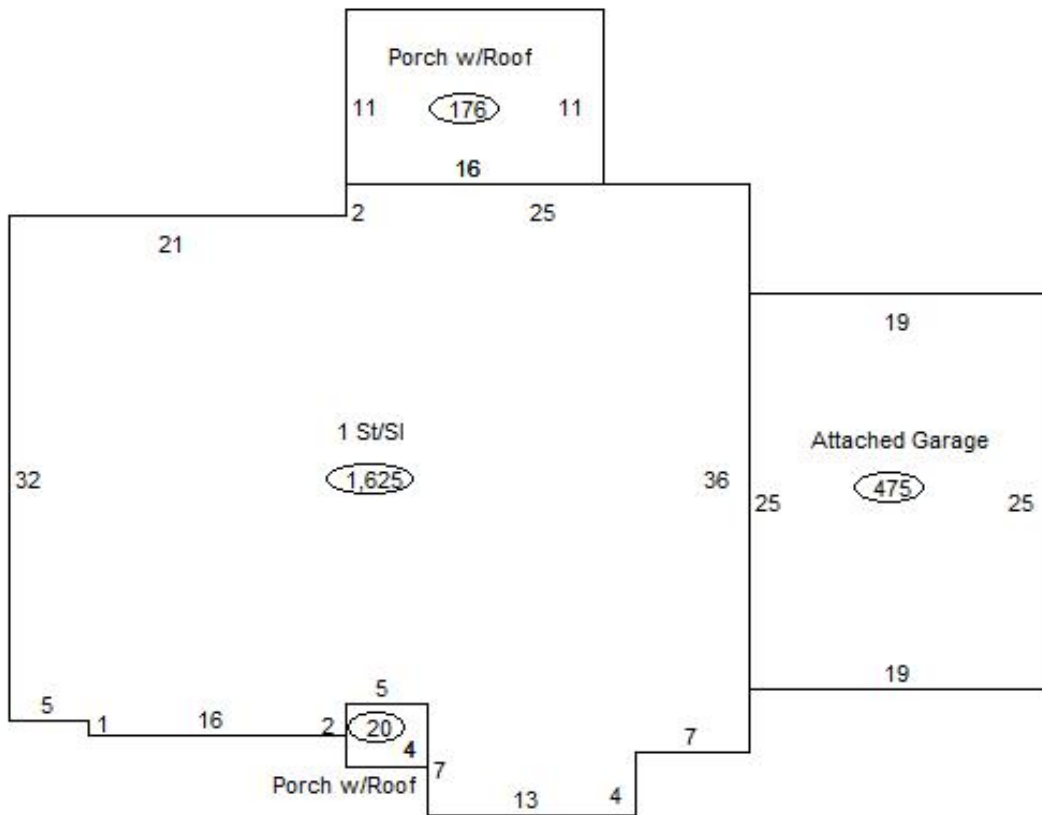
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Date 04/17/2026  
 Time 16:13:58  
 Page 3

### Sketch Image

660006266



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,625	1.000	1,625
2	G	1		13	Attached Garage	475	1.000	475
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	176	1.000	176
<b>Total Building Area</b>						1,625		1,625



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Date 04/17/2026  
Time 16:13:58  
Page 4

660006266

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				