



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:59:02
 Page 1

Assessment Data					Primary Image														
Account 660006267 Parcel ID 000000-00-0-10480-004-0014 Cadastral ID 07-21-16-06020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339237 HILTON, ZACHARY E & REGENIA 2421 W DRIFTWOOD DR CLAREMORE OK 74017-4819 Parcel Location Situs 02421 W DRIFTWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0014 / 0004 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\2023-5-8\IMG_0006. 5/8/2023</p>														
Legal Description Lat/Long: 36.31245819 -95.64060083																			
LOT 14 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></td> <td></td> <td></td> <td></td> <td></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	Yes	1,000	1,000	/	RILEY, JOSHUA T	08/04/2022	225,000	YES										
					/	KARA, ERNEST D & DEBBIE J	08/26/2019	165,000	YES										
					2582/40	KARA, ERNEST D & DEBBIE J	10/03/2016	0	4										
					2361/750	HORSMAN, DYLAN CANE &	10/02/2013	129,000	YES										
					1932/387	AULT, LESLIE H &	02/12/2008	55,000	YES										
					774/253			65,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023		Land Value	65,678	65,678	11%	Assessed	24,623	2,275.90										
Year Frozen	0		Improvements	158,163	158,163		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	1,000	-93.00										
TIF Project ID	0		Total Value	223,841	223,841		Total Taxable	23,623	2,183.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006267	HILTON, ZACHARY E &			17	224,598	1000	23,706	2,191.00										
2024	2024-660006267	HILTON, ZACHARY E &			17	225,000	1000	23,750	2,195.00										
2023	2023-660006267	HILTON, ZACHARY E &			17	225,000	1000	23,750	2,176.00										
2022	2022-660006267	HILTON, ZACHARY E &			17	177,459	0	19,520	1,807.00										
2021	2021-660006267	RILEY, JOSHUA T			17	174,126	0	19,154	1,691.00										
2020	2020-660006267	RILEY, JOSHUA T			17	172,822	0	19,010	1,741.00										
2019	2019-660006267	RILEY, JOSHUA T			17	129,669	1000	13,264	1,229.00										
2018	2018-660006267	KARA, ERNEST D & DEBBIE J			17	134,811	1000	13,829	1,278.00										
2017	2017-660006267	KARA, ERNEST D & DEBBIE J			17	133,717	1000	13,709	1,259.00										
2016	2016-660006267	KARA, ERNEST D & DEBBIE J			17	130,299	1000	13,333	1,251.00										
2015	2015-660006267	KARA, ERNEST D & DEBBIE J			17	127,866	1000	13,065	1,178.00										
2014	2014-660006267	KARA, ERNEST D & DEBBIE J			17	128,909	1000	13,180	1,222.00										
2013	2013-660006267	HORSMAN, DYLAN CANE &			17	114,333	1000	11,484	1,051.00										



Rogers

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Date 04/17/2026
Time 15:59:02
Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	13151		
Non-Ag Acres	0.238		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,366.00 x 4.15 = 43,019		
Factor Value			
Adjustments	1.5267		
Lot Value	65,678		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Masonry
Base/Total Area	812 / 1,624
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	812
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1977 / 24

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	198,976	122.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,430		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.78	Total Misc Impr	+ 6,687
Roofing Adj	+ 2.77	Garage Cost	+ 18,885
Subfloor Adj	+ -1.30	Total RCN	= 213,810
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 62,005
Plumbing Adj	+ 12.02	Lump Sums	+ 6,358
Basement Adj	+ 0.00	RCNLD	= 158,163
Adj Base Cost	= 115.91	Lot Value	+ 65,678
Total Area	x 1,624	Indicated Value	= 223,841
Adjusted Cost	= 188,238	Value Per SqFt	137.83

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,163		
Lot Value	65,678		
Indicated Value	223,841	137.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,841	137.83	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	15201	10x4		40	26.80		1,072
WODO	WOOD DECK - OPEN	145046	16x12		192	22.45	10%	3,879
WODO	WOOD DECK - OPEN	145047	17x6		102	27.00	10%	2,479



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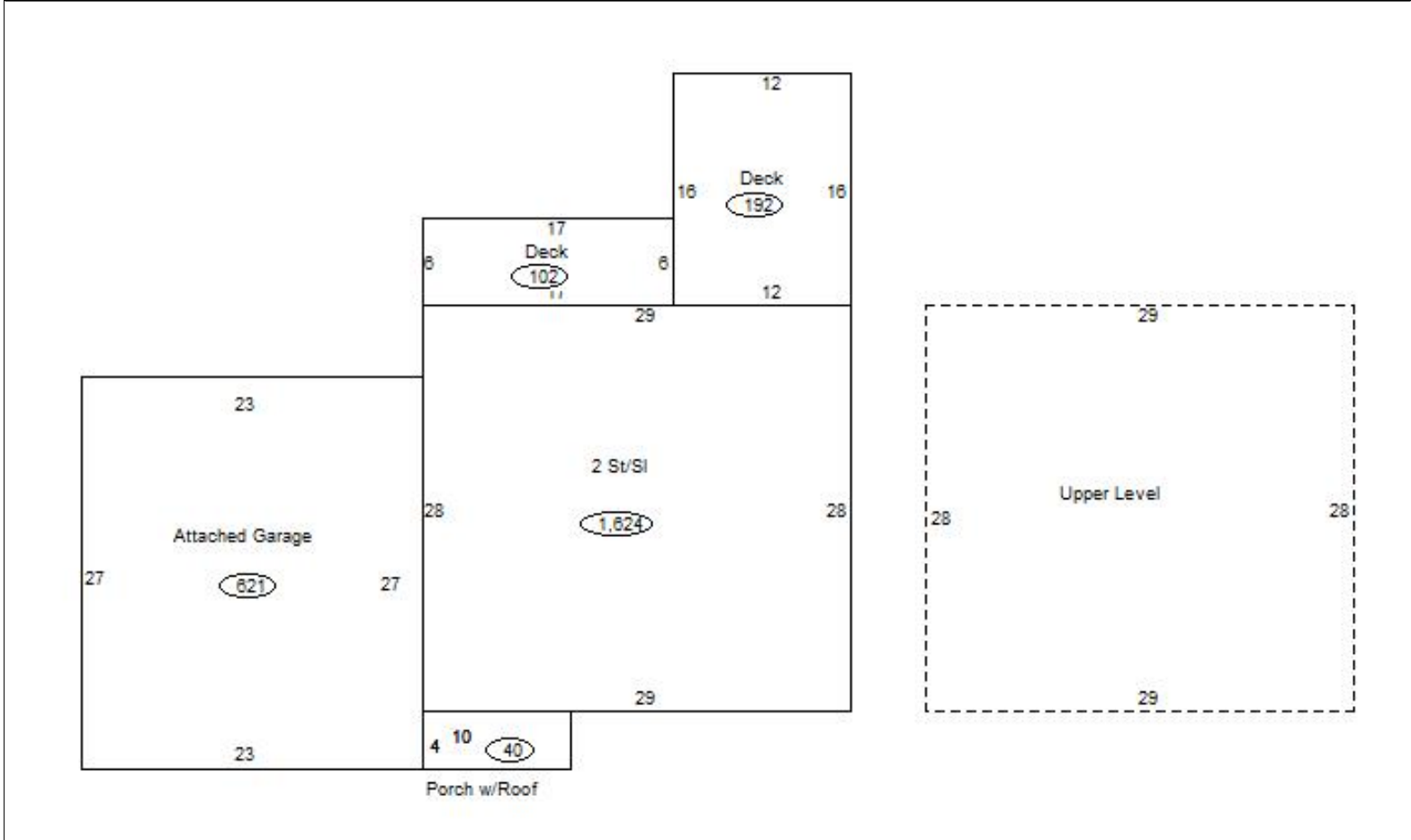
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 15:59:03
 Page 3

Sketch Image

660006267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	812	2.000	1,624
2	G	1		13	Attached Garage	621	1.000	621
3	M	PRCH		13	SLBC	40	1.000	40
4	U	^UL	Overhang	13	Upper Level	812	1.000	812
5	M	WODO		13	WODO	192	1.000	192
6	M	WODO		13	WODO	102	1.000	102
Total Building Area						812		1,624