



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:47:00  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006289 <b>Parcel ID</b> 000000-00-0-10480-013-0012 <b>Cadastral ID</b> 07-21-16-06240 <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> 318516 KNAPP, ANNETTE  2503 W DRIFTWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02503 W DRIFTWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0012 / 0013 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31322713 -95.64070825																																																																																																																									
<b>Legal Description</b> LOT 12 BLOCK 13 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/17/2026  
 Time 15:47:01  
 Page 2

Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 18499 <b>Non-Ag Acres</b> 0.3051 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 13,290.00 x 4.15 = 55,154 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,154		

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>	2,120 / 2,120
<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>	2,120
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG\_0031. 5/8/2023

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>	194,228	91.62	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>	238,200 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	94.53	<b>Total Misc Impr</b>	+ 12,653				
<b>Roofing Adj</b>	+ 4.14	<b>Garage Cost</b>	+ 12,487				
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	= 270,127				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	- 121,557				
<b>Plumbing Adj</b>	+ 6.64	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 148,570				
<b>Adj Base Cost</b>	= 115.56	<b>Lot Value</b>	+ 55,154				
<b>Total Area</b>	x 2,120	<b>Indicated Value</b>	= 203,724				
<b>Adjusted Cost</b>	= 244,987	<b>Value Per SqFt</b>	96.10				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	148,570		
<b>Lot Value</b>	55,154		
<b>Indicated Value</b>	203,724	96.10	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	203,724	96.10	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	15290		90	90	23.99		2,159
PRCH	SLAB PORCH - COVERED	15291	23x10		230	23.47		5,398



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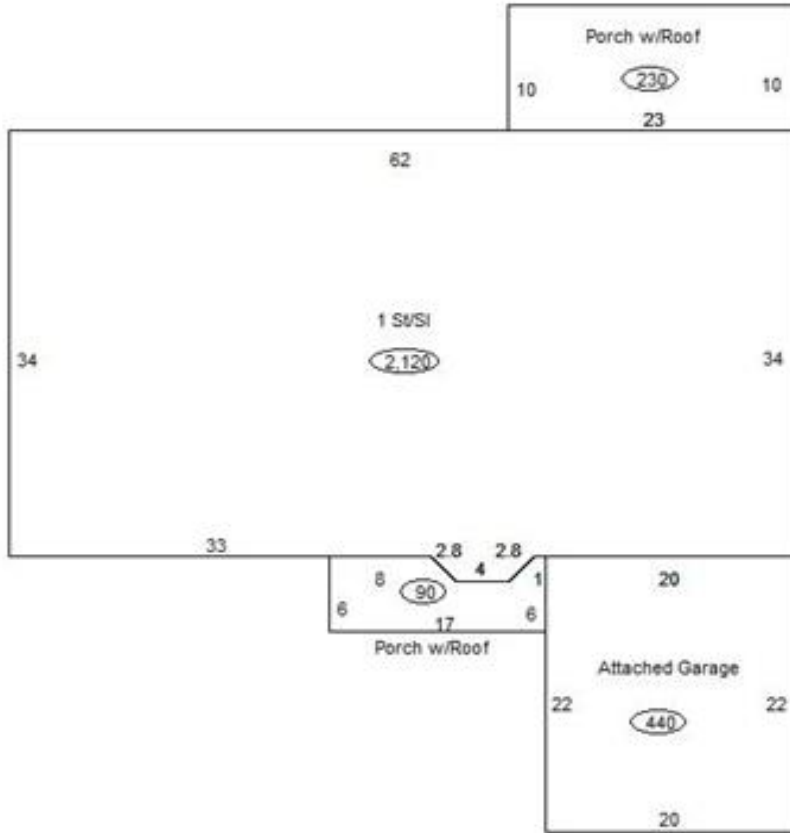
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 Time 15:47:01  
 Page 3

Sketch Image

660006289



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,120	1.000	2,120
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	230	1.000	230
<b>Total Building Area</b>						2,120		2,120



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Page 4

660006289

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				