



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:04:39
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Assessment Data					Primary Image																																																																																																																				
Account 660006321 Parcel ID 000000-00-0-10480-016-0005 Cadastral ID 07-21-16-06560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326863 BLALOCK, MARCELLA S & TERALL D JR 2508 W DRIFTWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02508 W DRIFTWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0005 / 0016 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: 36.31396805 -95.64003556 LOT 5 BLOCK 16 WESTWOOD ESTATES III																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	21407		
Non-Ag Acres	0.3462		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	15,080.00 x 4.15 = 62,582		
Factor Value			
Adjustments	1.0000		
Lot Value	62,582		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Stone
Base/Total Area	1,938 / 2,842
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,938
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	289,463	101.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	341,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.69	Total Misc Impr	+ 6,900				
Roofing Adj	+ 3.23	Garage Cost	+ 15,422				
Subfloor Adj	+ -1.52	Total RCN	= 331,844				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 142,693				
Plumbing Adj	+ 6.87	Lump Sums	+ 11,464				
Basement Adj	+ 0.00	RCNLD	= 200,615				
Adj Base Cost	= 108.91	Lot Value	+ 62,582				
Total Area	x 2,842	Indicated Value	= 263,197				
Adjusted Cost	= 309,522	Value Per SqFt	92.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,615		
Lot Value	62,582		
Indicated Value	263,197	92.61	Per SqFt
Agland Value			
Site Improvements	12,500		
Total Value	275,697	97.01	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	15437	8x6		48	26.78		1,285
WODO	WOOD DECK - OPEN	15438	1364		1,364	16.81	50%	11,464



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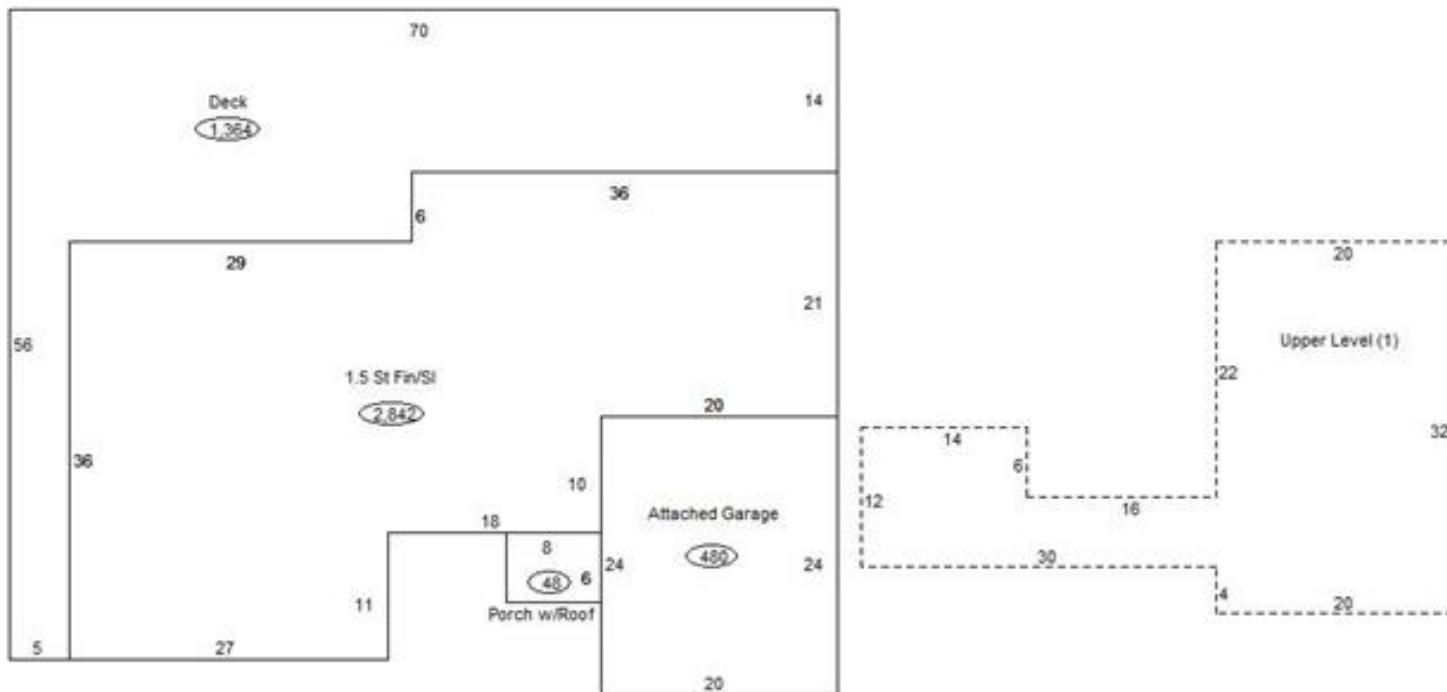
Date 04/17/2026

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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	5	Slab	13	1.5 St Fin/Sl	1,938	1.466	2,842
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	48	1.000	48
4	M	WODO		13	WODO	1,364	1.000	1,364
5	U	^UL		13	Upper Level (1)	904	1.000	904
Total Building Area						1,938		2,842



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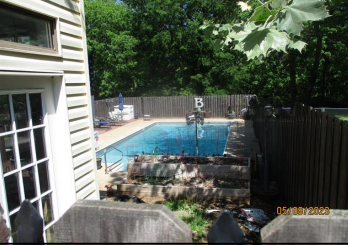
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Outbuildings/Site Improvements

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 (50% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	12,500	12,500