



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:36:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006335 Parcel ID 21N16E-07-4-00000-000-0000 Cadastral ID 07-21-16-07600 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329308 STEWART, JERROD & MELODY 2003 W DRIFTWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02003 W DRIFTWOOD DR Subdivision Lot/Block / Parcel Size 2.69 - Acres Sec/Twn/Rng 7 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31004703 -95.63439568																																																																																																																									
Legal Description TR DESC 2025-013022 AS W2 NE SE SE LESS E 158' W 208' N 114' & LESS S 250' W2 NE SE SE.					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>R25 101</td> <td>NEW RMA 518 SQ FT</td> <td>09/2025</td> <td></td> <td>60,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 101	NEW RMA 518 SQ FT	09/2025		60,000																																																																																																						
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Date 04/17/2026
Time 03:36:26
Page 2

Lot Data		Square-Foot - NBHD 2116 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	117,176.00 x .54 = 63,510		
Factor Value			
Adjustments	1.5750		
Lot Value	100,028		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,226 / 2,226
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,226
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 31



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-15\IMG_002' 5/15/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,625	109.45	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	103.28	Total Misc Impr	+	19,583	
Roofing Adj	+ 4.51	Garage Cost	+	18,330	
Subfloor Adj	+ -2.40	Total RCN	=	314,827	
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	122,783	
Plumbing Adj	+ 6.37	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	192,044	
Adj Base Cost	= 124.40	Lot Value	+	100,028	
Total Area	x 2,226	Indicated Value	=	292,072	
Adjusted Cost	= 276,914	Value Per SqFt		131.21	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,044		
Lot Value	100,028		
Indicated Value	292,072	131.21	Per SqFt
Agland Value			
Site Improvements	4,928		
Total Value	297,000	133.42	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	15483	27x8		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	15484	20x16		320	25.93		8,298



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 Page 3

Sketch Image

660006335



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,226	1.000	2,226
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	320	1.000	320
Total Building Area						2,226		2,226



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Page 4

660006335

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year 2019	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	DTGF DETACHED GARAGE FAIR		0x0x0			440
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 440)		7,040		7,040	2,112	4,928