



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:26:19
 Page 1

Assessment Data	Primary Image
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Account 660109387
 Parcel ID 000107-0001-002-0-000-00
 Cadastral ID 07-21-16-13720
 Property Type REAL - Real Property
 Property Class URP VI Area 1
 Tax Area 17 - CLAREMORE OT
 Name ID 341758
 CJ MASDOS LLC

9715 E 480 RD
 CLAREMORE OK 74017-0000

Parcel Location

Situs 02002 W DRIFTWOOD DR
 Subdivision CAMPBELL COTTAGES II
 Lot/Block 0002 / 0001 Parcel Size 1 - Lots
 Sec/Twn/Rng 7 / 21 / 16 / 5
 Neighborhood 1180 - R-V01-SW CLAREMORE
 School District S001 - CLAREMORE SCHOOLS



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Legal Description	Building Permits
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Lat/Long: 36.16143311 -95.54847499

LOT 2 BLOCK 1 CAMPBELL COTTAGES II

Number	Description	Opened	Closed	Amount

Exemptions	Sale History
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Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	Land Value	10,324	10,324	11%	1,136	Assessed	10,261	948.42
Year Frozen	Improvements	84,506	82,954		9,125	Penalty	0	
Uncapped Value	0	0	0		0	Exemption	0	0.00
TIF Project ID	0	94,830	93,278		10,261	Total Taxable	10,261	948.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109387	CJ MASDOS LLC	17	88,837	0	9,772	903.00



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 Page 2

Lot Data		Square-Foot - CAMPBELL COTTAGES II - DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	1.00 x 10,324.00 = 10,324		
Factor Value			
Adjustments			
Lot Value	10,324		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	954 / 1,918
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	954
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	84.45	Total Misc Impr	+ 3,344
Roofing Adj	+ 2.61	Garage Cost	+ 0
Subfloor Adj	+ -1.22	Total RCN	= 206,403
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 4,128
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 202,275
Adj Base Cost	= 105.87	Lot Value	+ 10,324
Total Area	x 1,918	Indicated Value	= 212,599
Adjusted Cost	= 203,059	Value Per SqFt	110.84

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,275		
Lot Value	10,324		
Indicated Value	212,599	110.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	212,599	110.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165112	18x7		126	26.54		3,344



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Page 3

Sketch Image

660109387



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	954	2.010	1,918
2	U	^UL		20	Upper Level (1)	964	1.000	964
3	M	PRCH		20	PRCH	126	1.000	126
Total Building Area						954		1,918