




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:10:17
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Assessment Data					Primary Image														
Account 660005583 Parcel ID 000000-00-0-10074-002-0004 Cadastral ID 06-21-16-05060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318529 MAXWELL, SCOTT 2315 CORNERSTONE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 02315 CORNERSTONE AVE Subdivision CORNERSTONE ESTATES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0051. 5/2/2023</p>														
Legal Description Lat/Long: 36.33181703 -95.63987870																			
LOT 4 BLOCK 2 CORNERSTONE ESTATES					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	2554/306	WESTER, IMOGENE D	06/03/2016	175,000	YES										
HVS	Veteran	No	999,999		1189/826	THOMPSON, HOWARD G &	08/27/1999	121,500	No										
					824/449			87,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2017	Land Value	68,176	44,482	11%	4,893	Assessed	22,057	2,038.73										
Year Frozen	2016	Improvements	156,034	156,034		17,164	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	224,210	200,516		22,057	Total Taxable	21,057	1,946.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005583	MAXWELL, SCOTT			17	221,560	1000	20,414	1,887.00										
2024	2024-660005583	MAXWELL, SCOTT			17	212,684	1000	19,791	1,829.00										
2023	2023-660005583	MAXWELL, SCOTT			17	183,501	1000	19,185	1,757.00										
2022	2022-660005583	MAXWELL, SCOTT			17	183,493	0	20,184	1,868.00										
2021	2021-660005583	MAXWELL, SCOTT			17	183,876	0	20,226	1,786.00										
2020	2020-660005583	MAXWELL, SCOTT			17	182,825	0	20,073	1,838.00										
2019	2019-660005583	MAXWELL, SCOTT			17	173,794	0	19,117	1,771.00										
2018	2018-660005583	MAXWELL, SCOTT			34	180,573	0	19,863	2,116.00										
2017	2017-660005583	MAXWELL, SCOTT			34	179,139	0	19,705	2,068.00										
2016	2016-660005583	MAXWELL, SCOTT			34	174,591	19205		270.00										
2015	2015-660005583	WESTER, IMOGENE D			34	171,543	18870		243.00										
2014	2014-660005583	WESTER, IMOGENE D			34	174,543	18843		222.00										
2013	2013-660005583	WESTER, BUFORD E & IMOGENE D			34	166,308	18294		210.00										




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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1085 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 48,287.00 x 1.41 = 68,176 Factor Value Adjustments 1.0000 Lot Value 68,176		 <p style="text-align: right; color: orange;">05/02/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,956 / 1,956
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,956
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	202,084	103.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	264,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.55	Total Misc Impr	+ 7,914				
Roofing Adj	+ 4.28	Garage Cost	+ 15,316				
Subfloor Adj	+ -1.11	Total RCN	= 264,307				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 111,009				
Plumbing Adj	+ 9.06	Lump Sums	+ 2,736				
Basement Adj	+ 0.00	RCNLD	= 156,034				
Adj Base Cost	= 123.25	Lot Value	+ 68,176				
Total Area	x 1,956	Indicated Value	= 224,210				
Adjusted Cost	= 241,077	Value Per SqFt	114.63				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,034		
Lot Value	68,176		
Indicated Value	224,210	114.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,210	114.63	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	13328		118	118	23.88		2,818
WODO	WOOD DECK - OPEN	13329	16x8		128	24.29	12%	2,736

