



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image
Account 660006277 Parcel ID 000000-00-0-10480-004-0023 Cadastral ID 07-21-16-06120 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349686 LONGACRE, NICHOLAS	

2412 S MAYWOOD DR
 CLAREMORE OK 74017-0000

Parcel Location

Situs 02412 S MAYWOOD DR
Subdivision WESTWOOD ESTATES III
Lot/Block 0023 / 0004 **Parcel Size** 1.5 - 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	Lat/Long: 36.31111943 -95.64068546	Building Permits										
LOT 23 & S2 LOT 22 BLOCK 4 WESTWOOD ESTATES III		<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					
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Parcel Valuation				
Source	REAL	Fair Cash	Capped	Asmnt Level
Remove Cap	2027	Land Value 68,600	41,265	11%
Year Frozen	0	Improvements 135,701	135,307	
Uncapped Value	0	Mobile Home 0	0	
TIF Project ID	0	Total Value 204,301	176,572	Assessed 19,423
				Levy Rate 92.430
				Assessed 19,423
				Penalty 0
				Exemption 19,423
				Total Taxable 0
				Current Tax 1,795.27
				-1,795.00
				0.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660006277	JUSTUS, ANTHONY WARREN &	17	199,967	18857		.00	
2024	2024-660006277	JUSTUS, ANTHONY WARREN &	17	209,453	18308		.00	
2023	2023-660006277	JUSTUS, ANTHONY WARREN &	17	161,590	17775		.00	
2022	2022-660006277	JUSTUS, ANTHONY WARREN &	17	147,075	1000	15,178	1,405.00	
2021	2021-660006277	ESTERHUIZEN, MARIA A &	17	153,839	0	16,922	1,494.00	
2020	2020-660006277	WELLS, MATTHEW &	17	153,084	0	16,801	1,538.00	
2019	2019-660006277	WELLS, MATTHEW &	17	145,465	0	16,001	1,482.00	
2018	2018-660006277	WELLS, MATTHEW &	17	151,715	1000	15,616	1,443.00	
2017	2017-660006277	HART, WILLIAM D &	17	150,379	1000	15,132	1,390.00	
2016	2016-660006277	HART, WILLIAM D &	17	146,572	1000	14,662	1,376.00	
2015	2015-660006277	HART, WILLIAM D &	17	144,253	1000	14,206	1,281.00	
2014	2014-660006277	HART, WILLIAM D &	17	150,201	1000	13,763	1,276.00	
2013	2013-660006277	HART, WILLIAM D &	17	141,226	1000	13,333	1,220.00	



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	15495		
Non-Ag Acres	0.3795		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	16,530.00 x 4.15 = 68,600		
Factor Value			
Adjustments	1.0000		
Lot Value	68,600		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Masonry
Base/Total Area	1,426 / 2,183
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,426
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,869	94.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	273,670 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.03	Total Misc Impr	+ 5,585				
Roofing Adj	+ 2.93	Garage Cost	+ 13,854				
Subfloor Adj	+ -0.78	Total RCN	= 242,323				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 106,622				
Plumbing Adj	+ 6.45	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 135,701				
Adj Base Cost	= 102.10	Lot Value	+ 68,600				
Total Area	x 2,183	Indicated Value	= 204,301				
Adjusted Cost	= 222,884	Value Per SqFt	93.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,701		
Lot Value	68,600		
Indicated Value	204,301	93.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,301	93.59	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
PATO	SLAB PORCH - OPEN	15235	9x5		45	10.86		489



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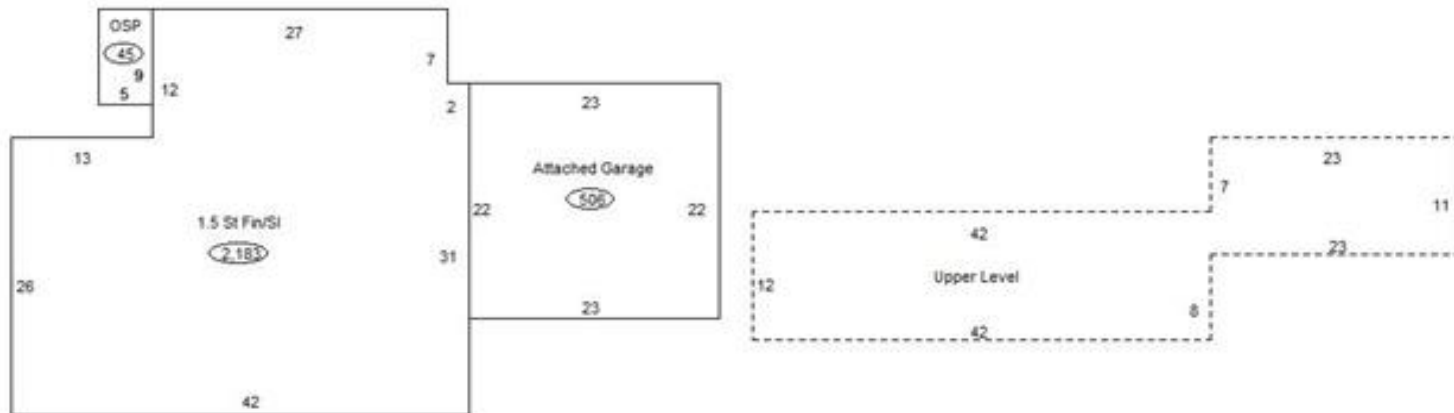
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Sketch Image

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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/SI	1,426	1.531	2,183
2	G	1		13	Attached Garage	506	1.000	506
3	M	PATO		13	Open Slab	45	1.000	45
4	U	^UL	Overhang	13	Upper Level	757	1.000	757
Total Building Area						1,426		2,183



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Outbuildings/Site Improvements

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