



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:50:40
 Page 1

Assessment Data					Primary Image														
Account 660006280 Parcel ID 000000-00-0-10480-004-0026 Cadastral ID 07-21-16-06150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332111 NOLAN, THOMAS SR 2406 S MAYWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02406 S MAYWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0026 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0021. 5/8/2023</p>														
Legal Description Lat/Long: 36.31073099 -95.64003284																			
LOT 26 BLOCK 4 WESTWOOD ESTATES III					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	/	NOLAN, THOMAS	09/21/2020	171,000	4										
H	Homestead	No	1,000		2704/391	DEUTSCHE BANK NATIONAL TRUST C	04/13/2018	110,000	3										
					2673/888	MITCHELL, MELVIN L JR &	11/01/2017	0	10										
					1238/907	ANDERSON, THOMAS REX &	07/25/2000	120,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019	Land Value	56,867	47,123	11%	5,184	Assessed	21,723	2,007.86										
Year Frozen	2026	Improvements	150,354	150,354		16,539	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	207,221	197,477		21,723	Total Taxable	20,723	1,915.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006280	NOLAN, THOMAS SR			17	204,695	0	21,090	1,949.00										
2024	2024-660006280	NOLAN, THOMAS SR			17	213,037	0	20,086	1,856.00										
2023	2023-660006280	NOLAN, THOMAS SR			17	209,600	0	19,129	1,752.00										
2022	2022-660006280	NOLAN, THOMAS SR			17	178,721	0	18,218	1,686.00										
2021	2021-660006280	NOLAN, THOMAS SR			17	174,588	0	17,351	1,532.00										
2020	2020-660006280	NOLAN, THOMAS SR			17	150,224	0	16,525	1,513.00										
2019	2019-660006280	NOLAN, THOMAS			17	144,653	0	15,912	1,474.00										
2018	2018-660006280	NOLAN, THOMAS			17	152,332	0	16,757	1,548.00										
2017	2017-660006280	MITCHELL, MELVIN L JR &			17	150,848	1000	15,593	1,432.00										
2016	2016-660006280	MITCHELL, MELVIN L JR &			17	147,163	1000	15,188	1,426.00										
2015	2015-660006280	MITCHELL, MELVIN L JR &			17	143,947	1000	14,834	1,338.00										
2014	2014-660006280	MITCHELL, MELVIN L JR &			17	145,309	1000	14,495	1,344.00										
2013	2013-660006280	MITCHELL, MELVIN L JR &			17	138,096	1000	14,044	1,285.00										



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 Time 02:50:40
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	19190		
Non-Ag Acres	0.3146		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,703.00 x 4.15 = 56,867		
Factor Value			
Adjustments	1.0000		
Lot Value	56,867		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,663 / 1,663
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,663
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,535	115.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	214,080 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104,70	Total Misc Impr	+ 17,256
Roofing Adj	+ 4.43	Garage Cost	+ 14,821
Subfloor Adj	+ -1.15	Total RCN	= 241,166
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 106,113
Plumbing Adj	+ 6.28	Lump Sums	+ 2,801
Basement Adj	+ 0.00	RCNLD	= 137,854
Adj Base Cost	= 125,73	Lot Value	+ 56,867
Total Area	x 1,663	Indicated Value	= 194,721
Adjusted Cost	= 209,089	Value Per SqFt	117.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,854		
Lot Value	56,867		
Indicated Value	194,721	117.09	Per SqFt
Agland Value			
Site Improvements	12,500		
Total Value	207,221	124.61	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	15247		134	134	23.82		3,192
PATO	SLAB PORCH - OPEN	15248		138	138	10.53		1,453
PRCH	SLAB PORCH - COVERED	15249		21x12	252	23.40		5,897
PATO	SLAB PORCH - OPEN	15250		13x12	156	10.37		1,618
WODO	WOOD DECK - OPEN	15251		11x11	121	24.63	6%	2,801



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Date 04/17/2026
Time 02:50:40
Page 4

660006280

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
	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)					