



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	660006323													
Parcel ID	000000-00-0-10480-016-0008													
Cadastral ID	07-21-16-06580													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	258564													
NUSE, JAMES D & GRACIELA BEATRIZ AQUINO														
2408 PARKWOOD CIR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02408 PARKWOOD CIR													
Subdivision	WESTWOOD ESTATES III													
Lot/Block	0008 / 0016	Parcel Size	1 - Lots											
Sec/Twn/Rng	7 / 21 / 16 / 5													
Neighborhood	1180 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31437542 -95.63946638														
ALL LOT 7 PLUS THE FOLLOWING PT LOT 8 COMM: NE/C OF SD LOT 7 E ALG N/L LOT 8 32.58' TO A PT S TO A PT ON S/L LOT 8, 48. 72' E OF SE/C LOT 7, ALG S/L OF LOT 8 TO SE/C THEREOF; N 18 -24-24 E ALG W/L LOT 8; 173.26' TO POB & ELY 1/3 LOT 6 BLOCK 16 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2621/867	NUSE, JAMES D	03/29/2017		4										
957/112	ZACHARIAS, JOHNNIE M	05/12/1994	138,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	112,568	35,979	11%	3,958	Assessed	24,792	2,291.52					
Year Frozen	0	Improvements	203,085	189,402		20,834	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	315,653	225,381		24,792	Total Taxable	23,792	2,199.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006323	NUSE, JAMES D &	17	308,941	1000	23,069	2,132.00							
2024	2024-660006323	NUSE, JAMES D &	17	356,881	1000	22,369	2,067.00							
2023	2023-660006323	NUSE, JAMES D &	17	222,212	1000	21,688	1,987.00							
2022	2022-660006323	NUSE, JAMES D &	17	200,250	1000	21,028	1,947.00							
2021	2021-660006323	NUSE, JAMES D &	17	215,101	1000	22,661	2,001.00							
2020	2020-660006323	NUSE, JAMES D &	17	211,392	1000	21,976	2,012.00							
2019	2019-660006323	NUSE, JAMES D &	17	202,794	1000	21,307	1,973.00							
2018	2018-660006323	NUSE, JAMES D &	17	209,513	1000	22,046	2,037.00							
2017	2017-660006323	NUSE, JAMES D &	17	207,622	0	22,838	2,097.00							
2016	2016-660006323	NUSE, JAMES D	17	202,052	0	22,226	2,086.00							
2015	2015-660006323	NUSE, JAMES D	17	195,850	0	21,544	1,943.00							
2014	2014-660006323	NUSE, JAMES D	17	197,509	0	21,726	2,015.00							
2013	2013-660006323	NUSE, JAMES D	17	188,135	0	20,695	1,894.00							



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 44685 Non-Ag Acres 0.8164 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 35,562.00 x 3.17 = 112,568 Factor Value Adjustments 1.0000 Lot Value 112,568		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Frame, Siding, Vinyl 60% Veneer, Masonry
Base/Total Area	1,770 / 3,020
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35



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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	318,884	105.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	302,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.65	Total Misc Impr	+ 15,052				
Roofing Adj	+ 2.68	Garage Cost	+ 23,594				
Subfloor Adj	+ -1.25	Total RCN	= 356,290				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 153,205				
Plumbing Adj	+ 6.46	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 203,085				
Adj Base Cost	= 105.18	Lot Value	+ 112,568				
Total Area	x 3,020	Indicated Value	= 315,653				
Adjusted Cost	= 317,644	Value Per SqFt	104.52				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,085		
Lot Value	112,568		
Indicated Value	315,653	104.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,653	104.52	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	15442	19x6		114	26.57		3,029
PATO	SLAB PORCH - OPEN	15444	10x10		100	11.48		1,148
PRCH	SLAB PORCH - COVERED	15445	20x10		200	26.30		5,260



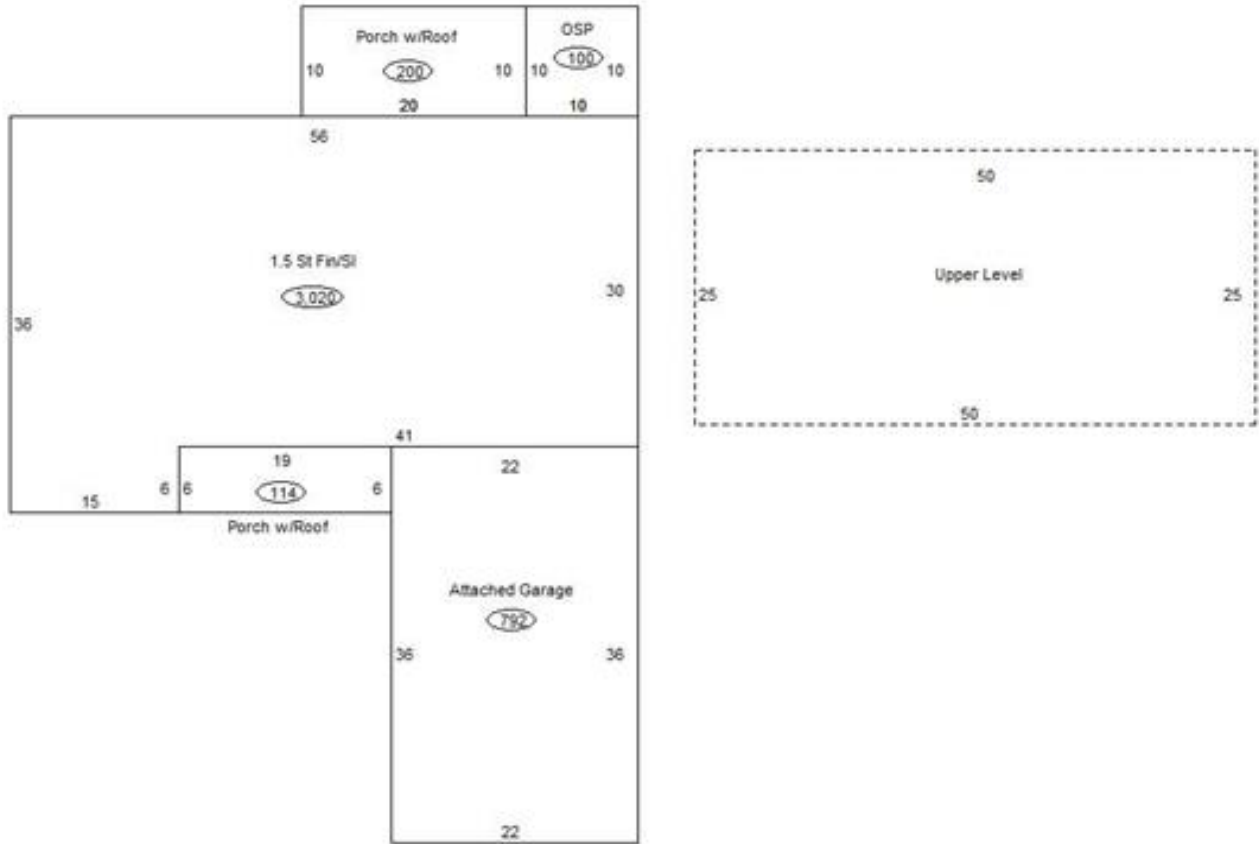
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Sketch Image

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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/Sl	1,770	1.706	3,020
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	114	1.000	114
4	U	^UL	Overhang	13	Upper Level	1,250	1.000	1,250
5	M	PATO		13	Open Slab	100	1.000	100
6	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,770		3,020



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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)					
	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)					