



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 660004283 Parcel ID 000000-00-0-10520-002-0005 Cadastral ID 05-21-16-08340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313988 HALE, JEFFREY & SARAH 1809 MAPLEWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01809 MAPLEWOOD DR Subdivision WILL ROGERS HGTS III Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.32728687 -95.63061634					Building Permits														
LOT 5 BLOCK 2 WILL ROGERS HGTS 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		2441/426	MCGUIRE, WILLIAM R II	11/25/2014	224,500	YES										
					1996/1	BROGDON, SCOTT W &	12/18/2008	184,000	YES										
					1696/550	RAMBO, V L &	07/07/2005	252,000	YES										
					834/462			118,200	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2015		Land Value	79,310	38,397	11%	4,224	Assessed	31,982	2,956.10									
Year Frozen	0		Improvements	283,070	252,346		27,758	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	362,380	290,743		31,982	Total Taxable	31,982	2,956.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004283	HALE, JEFFREY & SARAH			17	358,111	0	30,459	2,815.00										
2024	2024-660004283	HALE, JEFFREY & SARAH			17	364,907	0	29,009	2,681.00										
2023	2023-660004283	HALE, JEFFREY & SARAH			17	258,940	0	27,627	2,531.00										
2022	2022-660004283	HALE, JEFFREY & SARAH			17	239,198	0	26,312	2,436.00										
2021	2021-660004283	HALE, JEFFREY & SARAH			17	252,341	0	27,758	2,451.00										
2020	2020-660004283	HALE, JEFFREY & SARAH			17	250,949	0	27,329	2,503.00										
2019	2019-660004283	HALE, JEFFREY & SARAH			17	236,612	0	26,027	2,411.00										
2018	2018-660004283	HALE, JEFFREY & SARAH			17	244,538	0	26,899	2,485.00										
2017	2017-660004283	HALE, JEFFREY & SARAH			17	242,137	0	26,635	2,446.00										
2016	2016-660004283	HALE, JEFFREY & SARAH			17	235,718	0	25,929	2,434.00										
2015	2015-660004283	HALE, JEFFREY & SARAH			17	228,850	0	25,174	2,270.00										
2014	2014-660004283	MCGUIRE, WILLIAM R II			17	240,940	1000	23,475	2,177.00										
2013	2013-660004283	MCGUIRE, WILLIAM R II			17	227,176	1000	22,762	2,083.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	15894		
Non-Ag Acres	0.5279		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	22,995.00 x 3.63 = 83,484		
Factor Value			
Adjustments	0.9500		
Lot Value	79,310		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% Split Level
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,072 / 3,579
Style	100% Split Level
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,072
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 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	
Adusted R	0.8445		
Indicated Value	405,232	113.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables			
Indicated Value	91,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.10	Total Misc Impr	+	24,219			
Roofing Adj	+ 3.09	Garage Cost	+	22,896			
Subfloor Adj	+ -1.97	Total RCN	=	461,026			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	198,241			
Plumbing Adj	+ 4.96	Lump Sums	+	2,785			
Basement Adj	+ 0.00	RCNLD	=	265,570			
Adj Base Cost	= 115.65	Lot Value	+	79,310			
Total Area	x 3,579	Indicated Value	=	344,880			
Adjusted Cost	= 413,911	Value Per SqFt		96.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,570		
Lot Value	79,310		
Indicated Value	344,880	96.36	Per SqFt
Agland Value			
Site Improvements	17,500		
Total Value	362,380	101.25	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	10965	31x6		186	28.86		5,368
SUN	Sunroom	10966	24x10		240	28.50		6,840
PATO	SLAB PORCH - OPEN	10967	576		576	9.69		5,581
WODO	WOOD DECK - OPEN	10968	26x10		260	21.42	50%	2,785



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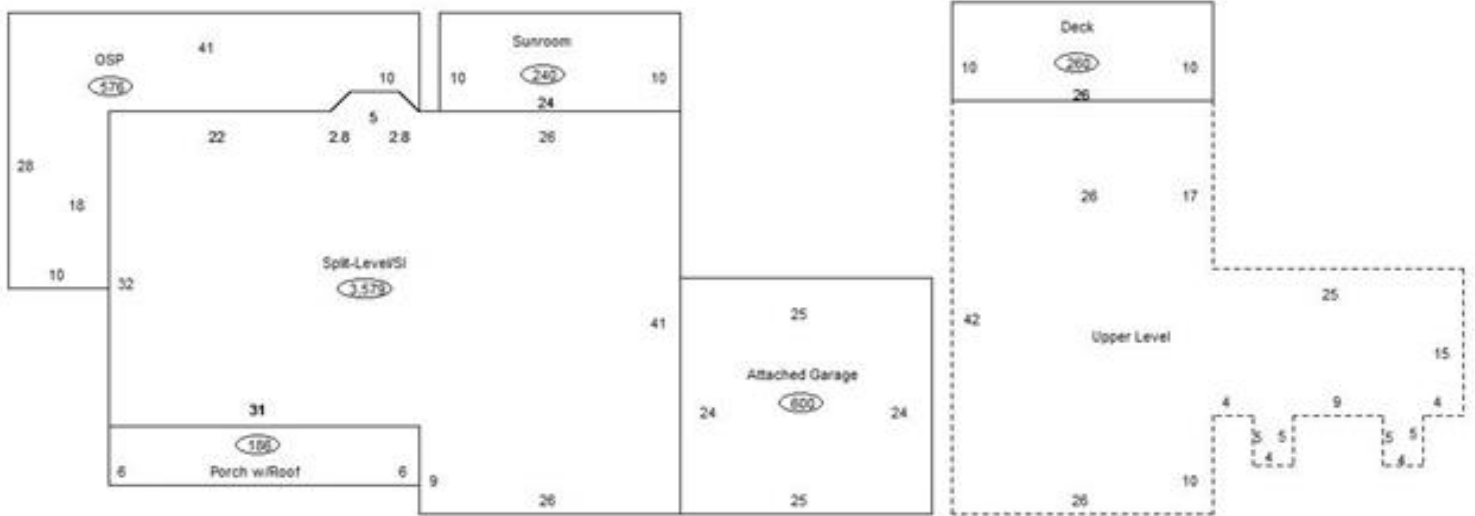
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	4	Slab	13	Split-Level/SI	2,072	1.727	3,579
2	G	1		13	Attached Garage	600	1.000	600
3	U	^UL	Overhang	13	Upper Level	1,507	1.000	1,507
4	M	PRCH		13	SLBC	186	1.000	186
5	M	SUN		13	Sunroom	240	1.000	240
6	M	PATO		13	Open Slab	576	1.000	576
7	M	WODO		13	WODO	260	1.000	260
Total Building Area						2,072		3,579



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000	25,000	7,500	17,500