




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660004289 <b>Parcel ID</b> 000000-00-0-10520-002-0011 <b>Cadastral ID</b> 05-21-16-08400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 338703 GUTHRIE, CATHY  1517 MAPLEWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01517 MAPLEWOOD DR <b>Subdivision</b> WILL ROGERS HGTS III <b>Lot/Block</b> 0011 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0054.JPG 4/14/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32568274 -95.62972604																			
LOT 11 BLOCK 2 WILL ROGERS HGTS III					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes		1,000	/	DANLEY, RANDOLF &	06/10/2022	210,000	YES										
					2721/874	MCLAUGHLIN, LARRY GENE &	07/03/2018	130,000	YES										
					2272/855	CAFASSO, MICHAEL S &	09/14/2012	102,000	YES										
					962/255	MURPHREE, MARK	07/08/1994	62,000	Yes										
					842/64			63,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2023		<b>Land Value</b>	109,395	109,395	11%	12,033	<b>Assessed</b>	23,942										
<b>Year Frozen</b>	0		<b>Improvements</b>	108,266	108,266		11,909	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000										
<b>TIF Project ID</b>	0		<b>Total Value</b>	217,661	217,661		23,942	<b>Total Taxable</b>	22,942										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660004289	GUTHRIE, CATHY			17	214,126	1000	22,553	2,085.00										
2024	2024-660004289	GUTHRIE, CATHY			17	210,000	1000	22,100	2,042.00										
2023	2023-660004289	GUTHRIE, CATHY			17	210,000	1000	22,100	2,024.00										
2022	2022-660004289	GUTHRIE, CATHY			17	132,539	0	14,579	1,350.00										
2021	2021-660004289	DANLEY, RANDOLF &			17	139,425	0	15,337	1,354.00										
2020	2020-660004289	DANLEY, RANDOLF &			17	140,309	0	15,173	1,389.00										
2019	2019-660004289	DANLEY, RANDOLF &			17	131,368	0	14,450	1,338.00										
2018	2018-660004289	DANLEY, RANDOLF &			17	107,161	0	11,788	1,089.00										
2017	2017-660004289	MCLAUGHLIN, LARRY GENE &			17	105,060	0	11,557	1,061.00										
2016	2016-660004289	MCLAUGHLIN, LARRY GENE &			17	102,000	0	11,220	1,053.00										
2015	2015-660004289	MCLAUGHLIN, LARRY GENE &			17	102,000	0	11,220	1,012.00										
2014	2014-660004289	MCLAUGHLIN, LARRY GENE &			17	102,000	0	11,220	1,040.00										
2013	2013-660004289	MCLAUGHLIN, LARRY GENE &			17	102,000	0	11,220	1,027.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10714	
Non-Ag Acres	0.2559	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,147.00 x 4.57 = 50,902	
Factor Value		
Adjustments	2.1491	
Lot Value	109,395	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,491 / 1,491
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,491
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,717	105.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	198,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.64	Total Misc Impr	+	10,584			
Roofing Adj	+ 4.37	Garage Cost	+	13,810			
Subfloor Adj	+ -1.21	Total RCN	=	208,204			
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	-	99,938			
Plumbing Adj	+ 7.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,266			
Adj Base Cost	= 123.28	Lot Value	+	109,395			
Total Area	x 1,491	Indicated Value	=	217,661			
Adjusted Cost	= 183,810	Value Per SqFt		145.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,266		
Lot Value	109,395		
Indicated Value	217,661	145.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,661	145.98	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	10981	21x8		168	23.69		3,980
PATO	SLAB PORCH - OPEN	10982	12x12		144	10.47		1,508



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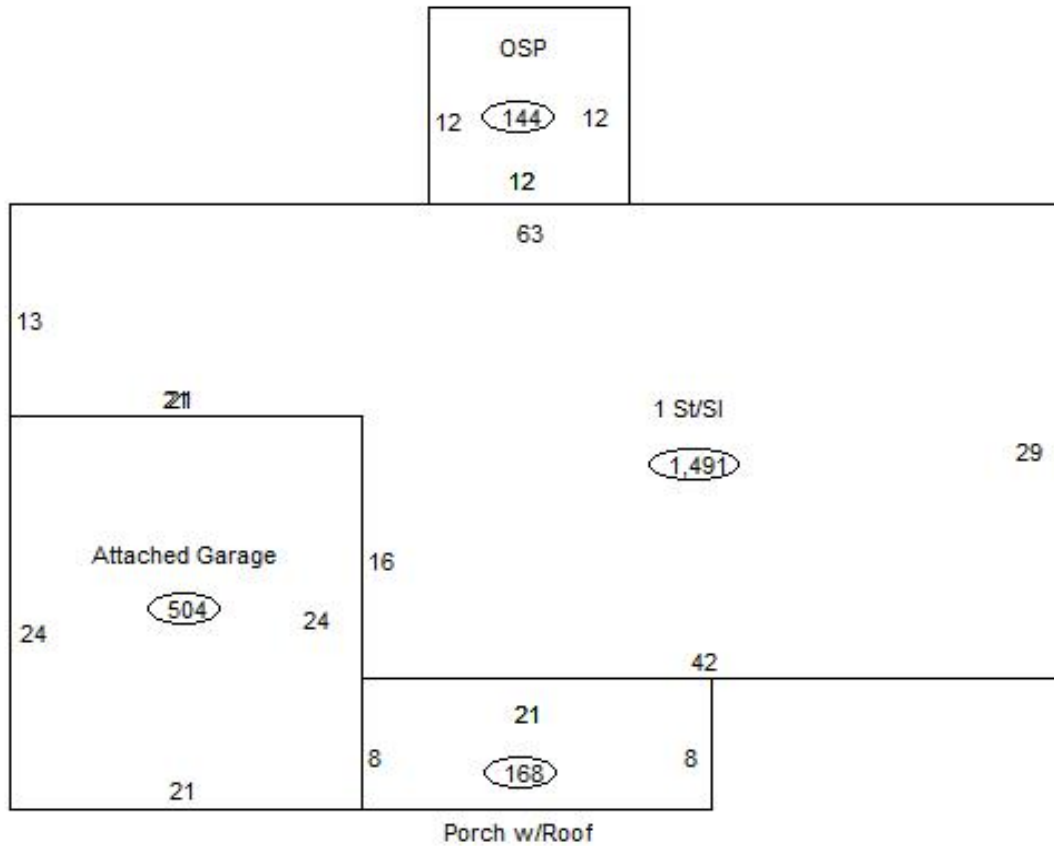
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Sketch Image

660004289



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,491	1.000	1,491
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						1,491		1,491