



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:39
Page 1

Assessment Data					Primary Image														
Account 660004290 Parcel ID 000000-00-0-10520-002-0012 Cadastral ID 05-21-16-08410 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 276837 WASHBURN, MARGARET D 1513 MAPLEWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01513 MAPLEWOOD DR Subdivision WILL ROGERS HGTS III Lot/Block 0012 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0055.JPG 4/14/2023</p>														
Legal Description Lat/Long: 36.32565842 -95.62933042																			
LOT 12 BLOCK 2 WILL ROGERS HGTS 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 colspan="5" style="height: 100px;"> </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	2468/479	WASHBURN, GERALD R &	04/21/2015	0	4										
					1292/571	SPRAGUE, NANCY A	05/25/2001	85,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2002	Land Value	50,226	22,851	11%	2,514	Assessed	9,350	864.22										
Year Frozen	2005	Improvements	136,599	62,149		6,836	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	186,825	85,000		9,350	Total Taxable	8,350	772.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004290	WASHBURN, MARGARET D			17	182,183	1000	8,350	772.00										
2024	2024-660004290	WASHBURN, MARGARET D			17	189,083	1000	8,350	772.00										
2023	2023-660004290	WASHBURN, MARGARET D			17	152,468	1000	8,350	765.00										
2022	2022-660004290	WASHBURN, MARGARET D			17	138,826	1000	8,350	773.00										
2021	2021-660004290	WASHBURN, MARGARET D			17	142,608	1000	8,350	737.00										
2020	2020-660004290	WASHBURN, MARGARET D			17	143,658	1000	8,350	765.00										
2019	2019-660004290	WASHBURN, MARGARET D			17	134,517	1000	8,350	773.00										
2018	2018-660004290	WASHBURN, MARGARET D			17	140,338	1000	8,350	772.00										
2017	2017-660004290	WASHBURN, MARGARET D			17	139,153	1000	8,350	767.00										
2016	2016-660004290	WASHBURN, MARGARET D			17	135,572	1000	8,350	784.00										
2015	2015-660004290	WASHBURN, MARGARET D			17	134,414	1000	8,350	753.00										
2014	2014-660004290	WASHBURN, GERALD R &			17	137,022	1000	8,350	774.00										
2013	2013-660004290	WASHBURN, GERALD R &			17	130,141	1000	8,350	764.00										




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:40
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10460 Non-Ag Acres 0.2503 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 10,901.00 x 4.61 = 50,226 Factor Value Adjustments 1.0000 Lot Value 50,226		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0055.JPG 4/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,824 / 1,824
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,824
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 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
Adjusted R	0.8445
Indicated Value	186,725 102.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	196,320 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	136,599
Lot Value	50,226
Indicated Value	186,825 102.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	186,825 102.43 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.62	Total Misc Impr	+ 21,178
Roofing Adj	+ 5.08	Garage Cost	+ 15,792
Subfloor Adj	+ -1.15	Total RCN	= 262,690
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 126,091
Plumbing Adj	+ 5.73	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,599
Adj Base Cost	= 123.75	Lot Value	+ 50,226
Total Area	x 1,824	Indicated Value	= 186,825
Adjusted Cost	= 225,720	Value Per SqFt	102.43

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	10985	18x6		108	23.92		2,583
PRCH	SLAB PORCH - COVERED	10986	31x10		310	23.23		7,201
EPSW	ENCLOSED PORCH - SOLID WALL	10987	10x10		100	62.98		6,298



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:06:40
Page 4

660004290

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)				