



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 660004300 Parcel ID 000000-00-0-10520-003-0007 Cadastral ID 05-21-16-08510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 280212 JENSEN, LANCE 1516 MAPLEWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01516 MAPLEWOOD DR Subdivision WILL ROGERS HGTS III Lot/Block 0007 / 0003 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 (175)\IMG_0017.JPG 4/19/2023</p>																																																	
Legal Description Lot/Long: 36.32610214 -95.62957332																																																						
LOT 7 BLOCK 3 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1390/3	HAMMONDS, JAMES D &--CYNTHIA L	07/08/2002	90,000	YES																																													
					1134/797	FOWLER, PAUL	09/29/1998	83,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2003</td> <td>Land Value 52,882</td> <td>31,370</td> <td>11%</td> <td>3,451</td> <td>Assessed</td> <td>15,386</td> <td>1,422.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 110,781</td> <td>108,500</td> <td> </td> <td>11,935</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 163,663</td> <td>139,870</td> <td> </td> <td>15,386</td> <td>Total Taxable</td> <td>15,386</td> <td>1,422.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2003	Land Value 52,882	31,370	11%	3,451	Assessed	15,386	1,422.13	Year Frozen	0	Improvements 110,781	108,500		11,935	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 163,663	139,870		15,386	Total Taxable	15,386	1,422.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004300	JENSEN, LANCE	17	160,114	0	14,653	1,354.00																																															
2024	2024-660004300	JENSEN, LANCE	17	165,608	0	13,956	1,290.00																																															
2023	2023-660004300	JENSEN, LANCE	17	128,337	0	13,291	1,217.00																																															
2022	2022-660004300	JENSEN, LANCE	17	115,073	0	12,658	1,172.00																																															
2021	2021-660004300	JENSEN, LANCE	17	121,183	0	13,330	1,177.00																																															
2020	2020-660004300	JENSEN, LANCE	17	119,271	0	13,033	1,193.00																																															
2019	2019-660004300	JENSEN, LANCE	17	112,841	0	12,413	1,150.00																																															
2018	2018-660004300	JENSEN, LANCE	17	117,647	0	12,941	1,196.00																																															
2017	2017-660004300	JENSEN, LANCE	17	116,661	0	12,833	1,179.00																																															
2016	2016-660004300	JENSEN, LANCE	17	113,744	0	12,512	1,174.00																																															
2015	2015-660004300	JENSEN, LANCE	17	112,737	0	12,401	1,118.00																																															
2014	2014-660004300	JENSEN, LANCE	17	113,664	0	12,393	1,149.00																																															
2013	2013-660004300	JENSEN, LANCE	17	107,297	0	11,803	1,080.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2724		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	11,867.00 x 4.46 = 52,882		
Factor Value			
Adjustments	1.0000		
Lot Value	52,882		



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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	1,495 / 1,495
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,495
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	160,736 107.52 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	180,570 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	110,781
Lot Value	52,882
Indicated Value	163,663 109.47 Per SqFt
Agland Value	
Site Improvements	
Total Value	163,663 109.47 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.36	Total Misc Impr	+ 6,302
Roofing Adj	+ 4.41	Garage Cost	+ 14,259
Subfloor Adj	+ -1.16	Total RCN	= 209,021
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 98,240
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,781
Adj Base Cost	= 126.06	Lot Value	+ 52,882
Total Area	x 1,495	Indicated Value	= 163,663
Adjusted Cost	= 188,460	Value Per SqFt	109.47

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	11028	10x5		50	24.11		1,206



Rogers

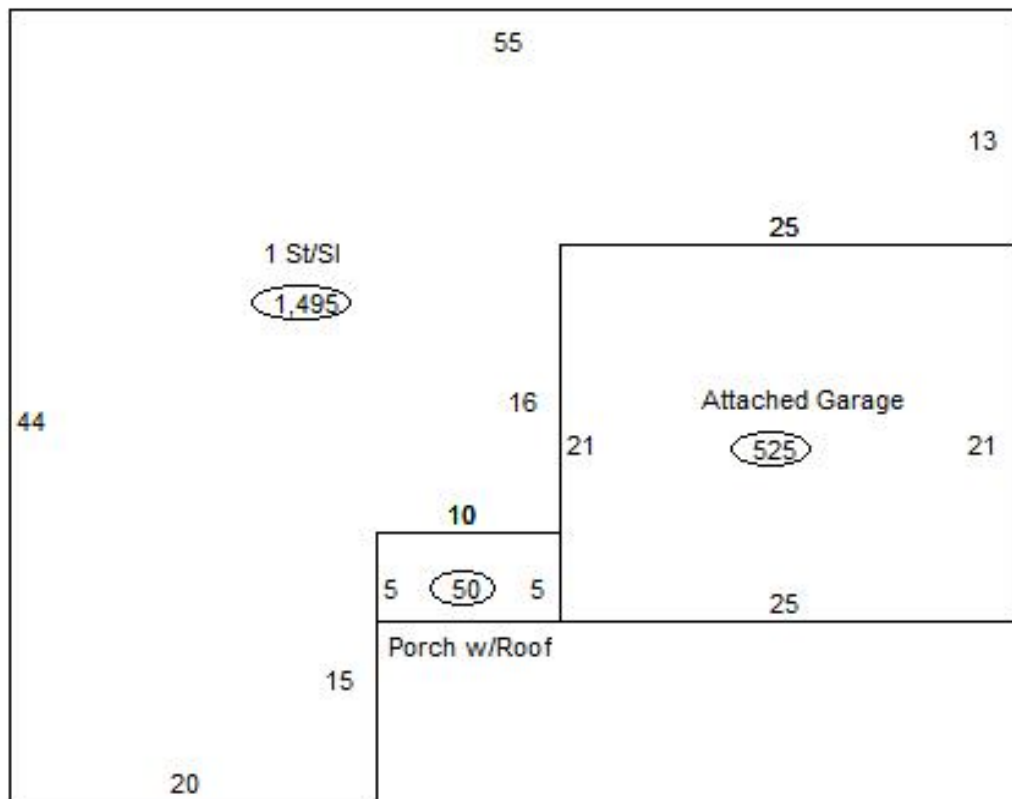
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Sketch Image

660004300



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,495	1.000	1,495
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	50	1.000	50
Total Building Area						1,495		1,495