



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 660004318 Parcel ID 000000-00-0-10525-001-0002 Cadastral ID 05-21-16-08690 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 324750 LANCASTER, VERNON L & JANICE L 1462 MAPLEWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01462 MAPLEWOOD DR Subdivision WILL ROGERS HGTS IV Lot/Block 0002 / 0001 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_0041.JPG 4/18/2023</p>														
Legal Description Lat/Long: 36.32607550 -95.62771095																			
LOT 2 BLOCK 1 WILL ROGERS HGTS IV					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	Yes	999,999	15,348	2716/10	STEIDLEY, MARTHA A	05/29/2018	120,500	YES										
					2259/36	JANOS, JONATHAN MARK	07/20/2012	85,000	YES										
					1019/315	THAXTON, BENJAMIN S	03/15/1996	65,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019	Land Value	48,251	28,493	11%	3,134	Assessed	15,348	1,418.62										
Year Frozen	2013	Improvements	120,814	111,032		12,214	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	15,348	-1,419.00										
TIF Project ID	0	Total Value	169,065	139,525		15,348	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004318	LANCASTER, VERNON L &			17	165,055	14901		.00										
2024	2024-660004318	LANCASTER, VERNON L &			17	167,967	14467		.00										
2023	2023-660004318	LANCASTER, VERNON L &			17	135,327	14045		.00										
2022	2022-660004318	LANCASTER, VERNON L &			17	123,968	13636		.00										
2021	2021-660004318	LANCASTER, VERNON L &			17	129,423	14012		.00										
2020	2020-660004318	LANCASTER, VERNON L &			17	130,300	13604		.00										
2019	2019-660004318	LANCASTER, VERNON L &			17	120,073	13208		.00										
2018	2018-660004318	LANCASTER, VERNON L &			17	123,779	1000	10,594	979.00										
2017	2017-660004318	STEIDLEY, MARTHA A			17	122,752	1000	10,594	973.00										
2016	2016-660004318	STEIDLEY, MARTHA A			17	119,639	1000	10,593	994.00										
2015	2015-660004318	STEIDLEY, MARTHA A			17	119,188	1000	10,594	955.00										
2014	2014-660004318	STEIDLEY, MARTHA A			17	121,455	1000	10,593	982.00										
2013	2013-660004318	STEIDLEY, MARTHA A			17	105,397	1000	10,593	969.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.2338	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,183.00 x 4.74 = 48,251	
Factor Value		
Adjustments	1.0000	
Lot Value	48,251	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbdh 3
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,554 / 1,554
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,554
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	159,506	102.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	180,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.20	Total Misc Impr	+	11,433			
Roofing Adj	+ 4.38	Garage Cost	+	12,487			
Subfloor Adj	+ -1.15	Total RCN	=	219,662			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	98,848			
Plumbing Adj	+ 9.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,814			
Adj Base Cost	= 125.96	Lot Value	+	48,251			
Total Area	x 1,554	Indicated Value	=	169,065			
Adjusted Cost	= 195,742	Value Per SqFt		108.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,814		
Lot Value	48,251		
Indicated Value	169,065	108.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,065	108.79	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	11101	21x6		126	23.85		3,005
PRCH	SLAB PORCH - COVERED	11102	14x10		140	23.80		3,332



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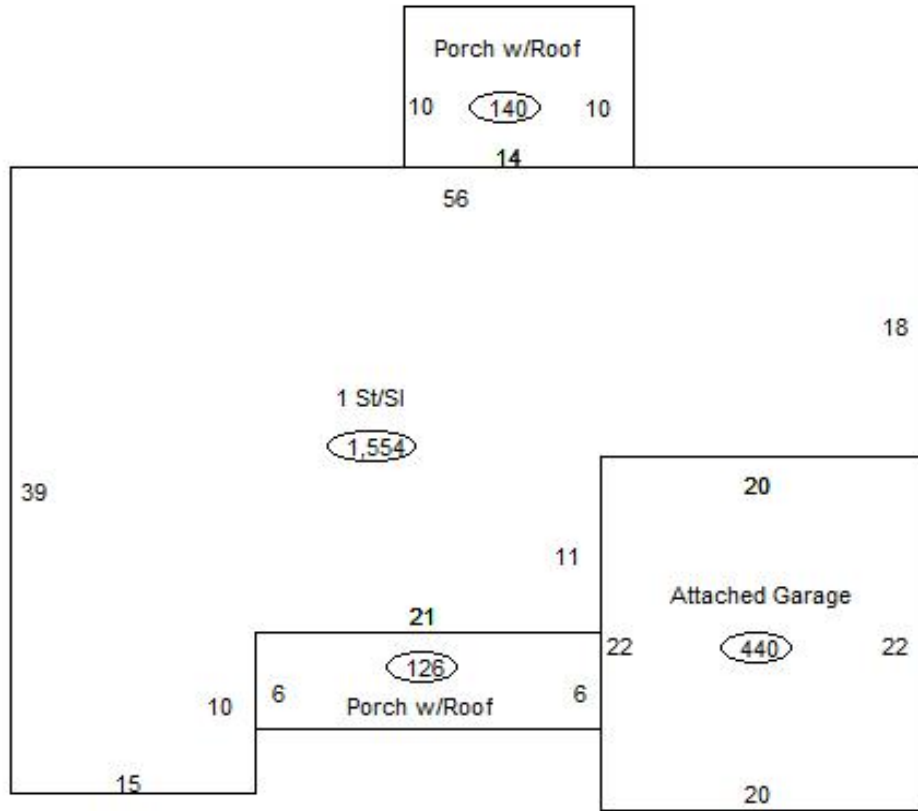
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,554	1.000	1,554
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,554		1,554



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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)				