



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 660004328 Parcel ID 000000-00-0-10525-002-0004 Cadastral ID 05-21-16-08790 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 324279 CLARK, DUSTIN & BRITTANY 1459 MAPLEWOOD DR CLAREMORE OK 74017-2403 Parcel Location Situs 01459 MAPLEWOOD DR Subdivision WILL ROGERS HGTS IV Lot/Block 0004 / 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 Lat/Long: 36.32565432 -95.62729174				Building Permits																																																		
LOT 4 BLOCK 2 WILL ROGERS HGTS IV				<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																																													
					2704/442	CLARK, MICHAEL W &	04/16/2018	105,000	4																																													
					1515/696	MILSTEAD, PATRICIA A	08/25/2003	86,500	YES																																													
					1365/722	ASHBAUGH, VIRGINIA L &	03/26/2002	77,500	YES																																													
					1180/105	COGGINS, SHARON PENNY	07/06/1999	86,500	Yes																																													
					1030/164	HUDSON, HOWARD &	06/25/1996	74,500	Yes																																													
					931/407	ROGERS, CLAYTON W	10/05/1993	62,500	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>2019</td> <td>Land Value</td> <td>49,302</td> <td>33,088</td> <td>11%</td> <td>3,640</td> <td>Assessed</td> <td>16,166 1,494.22</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>117,333</td> <td>113,870</td> <td></td> <td>12,526</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>166,635</td> <td>146,958</td> <td></td> <td>16,166</td> <td>Total Taxable</td> <td>16,166 1,494.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2019	Land Value	49,302	33,088	11%	3,640	Assessed	16,166 1,494.22	Year Frozen	0	Improvements	117,333	113,870		12,526	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	166,635	146,958		16,166	Total Taxable	16,166 1,494.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004328	CLARK, DUSTIN &	17	162,802	0	15,395	1,423.00																																															
2024	2024-660004328	CLARK, DUSTIN &	17	166,351	0	14,662	1,355.00																																															
2023	2023-660004328	CLARK, DUSTIN &	17	132,140	0	13,964	1,279.00																																															
2022	2022-660004328	CLARK, DUSTIN &	17	120,904	0	13,299	1,231.00																																															
2021	2021-660004328	CLARK, DUSTIN &	17	125,452	0	13,800	1,219.00																																															
2020	2020-660004328	CLARK, DUSTIN &	17	126,318	0	13,453	1,232.00																																															
2019	2019-660004328	CLARK, DUSTIN &	17	116,482	0	12,813	1,187.00																																															
2018	2018-660004328	CLARK, DUSTIN &	17	119,942	0	13,194	1,219.00																																															
2017	2017-660004328	CLARK, MICHAEL W &	17	118,941	0	13,084	1,202.00																																															
2016	2016-660004328	CLARK, MICHAEL W &	17	115,958	0	12,755	1,197.00																																															
2015	2015-660004328	CLARK, MICHAEL W &	17	114,855	0	12,634	1,139.00																																															
2014	2014-660004328	CLARK, MICHAEL W &	17	117,028	0	12,180	1,129.00																																															
2013	2013-660004328	CLARK, MICHAEL W &	17	111,799	0	11,600	1,062.00																																															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2425		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,565.00 x 4.67 = 49,302		
Factor Value			
Adjustments	1.0000		
Lot Value	49,302		



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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, Stone
Base/Total Area	1,397 / 1,397
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,397
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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
Adusted R	0.8445
Indicated Value	148,087 106.00 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	173,830 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	117,333
Lot Value	49,302
Indicated Value	166,635 119.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	166,635 119.28 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.09	Total Misc Impr	+ 9,942
Roofing Adj	+ 4.51	Garage Cost	+ 12,100
Subfloor Adj	+ -1.21	Total RCN	= 213,333
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 96,000
Plumbing Adj	+ 10.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,333
Adj Base Cost	= 136.93	Lot Value	+ 49,302
Total Area	x 1,397	Indicated Value	= 166,635
Adjusted Cost	= 191,291	Value Per SqFt	119.28

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	11141		150	150	23.76		3,564
PATO	SLAB PORCH - OPEN	11142		12x10	120	10.68		1,282



Rogers

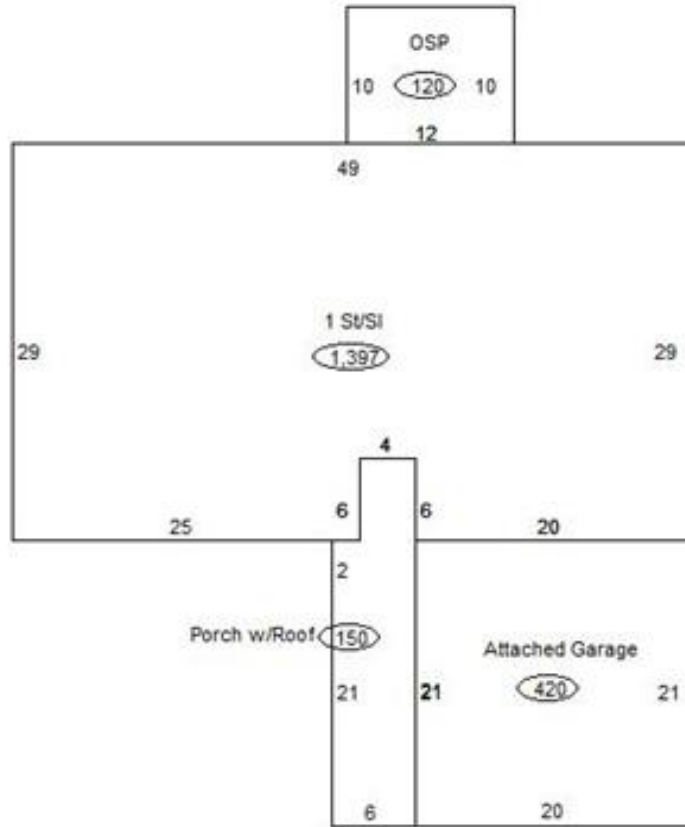
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Sketch Image

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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/SI	1,397	1.000	1,397
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,397		1,397



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						