



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:28:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004330 Parcel ID 000000-00-0-10525-002-0006 Cadastral ID 05-21-16-08810 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 55224 KREBS, GAILA JEANNE & DIANE KREBS 1455 MAPLEWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01455 MAPLEWOOD DR Subdivision WILL ROGERS HGTS IV Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Time 03:28:55
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10500 Non-Ag Acres 0.2432 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 10,595.00 x 4.66 = 49,384 Factor Value Adjustments 1.0000 Lot Value 49,384		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0029.JPG 4/19/2023</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	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,586
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 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	165,312 104.23 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	183,170 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	121,278
Lot Value	49,384
Indicated Value	170,662 107.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	170,662 107.61 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.06	Total Misc Impr	+ 9,497
Roofing Adj	+ 4.37	Garage Cost	+ 13,345
Subfloor Adj	+ -1.15	Total RCN	= 220,505
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 99,227
Plumbing Adj	+ 8.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 121,278
Adj Base Cost	= 124.63	Lot Value	+ 49,384
Total Area	x 1,586	Indicated Value	= 170,662
Adjusted Cost	= 197,663	Value Per SqFt	107.61

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	11149	18x8		144	23.78		3,424
PATO	SLAB PORCH - OPEN	11150	18x5		90	10.86		977
SHLT	UG			1 2024	1	0.00		



Rogers

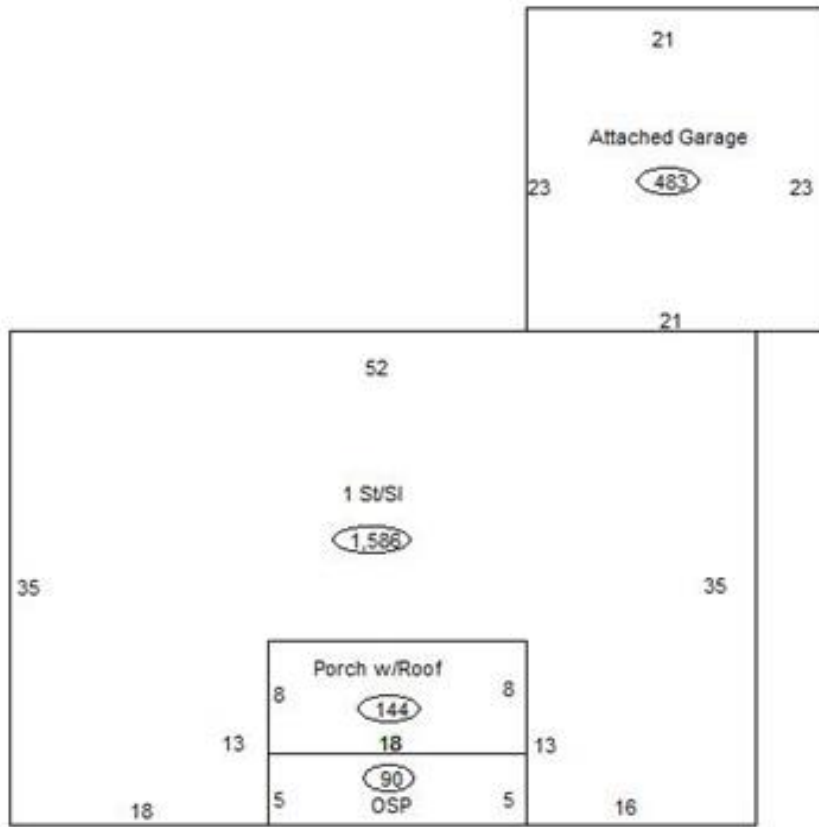
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 Page 3

Sketch Image

660004330



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,586	1.000	1,586
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PATO		13	Open Slab	90	1.000	90
Total Building Area						1,586		1,586