



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:17:27
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Assessment Data					Primary Image																																																																																																																				
Account 660012528 Parcel ID 000000-00-0-10140-003-0011 Cadastral ID 12-21-15-01820 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 260919 WIENHOLD, GARY L & ELAINE STOELTING WIENHOLD 3302 BIRDIE CT CLAREMORE OK 74019-0000 Parcel Location Situs 03302 BIRDIE CT Subdivision HERITAGE HILLS SUB Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3072	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,381.00 x 4.13 = 55,202	
Factor Value		
Adjustments	1.0000	
Lot Value	55,202	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,265 / 2,265
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,265
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0024. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,861	119.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	238,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.24	Total Misc Impr	+	12,192			
Roofing Adj	+ 5.23	Garage Cost	+	16,325			
Subfloor Adj	+ -3.40	Total RCN	=	330,623			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	92,574			
Plumbing Adj	+ 7.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	238,049			
Adj Base Cost	= 133.38	Lot Value	+	55,202			
Total Area	x 2,265	Indicated Value	=	293,251			
Adjusted Cost	= 302,106	Value Per SqFt		129.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,049		
Lot Value	55,202		
Indicated Value	293,251	129.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	293,251	129.47	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	30024	12x8		96	12.93		1,241
PRCH	SLAB PORCH - COVERED	30025	26x6		156	28.98		4,521



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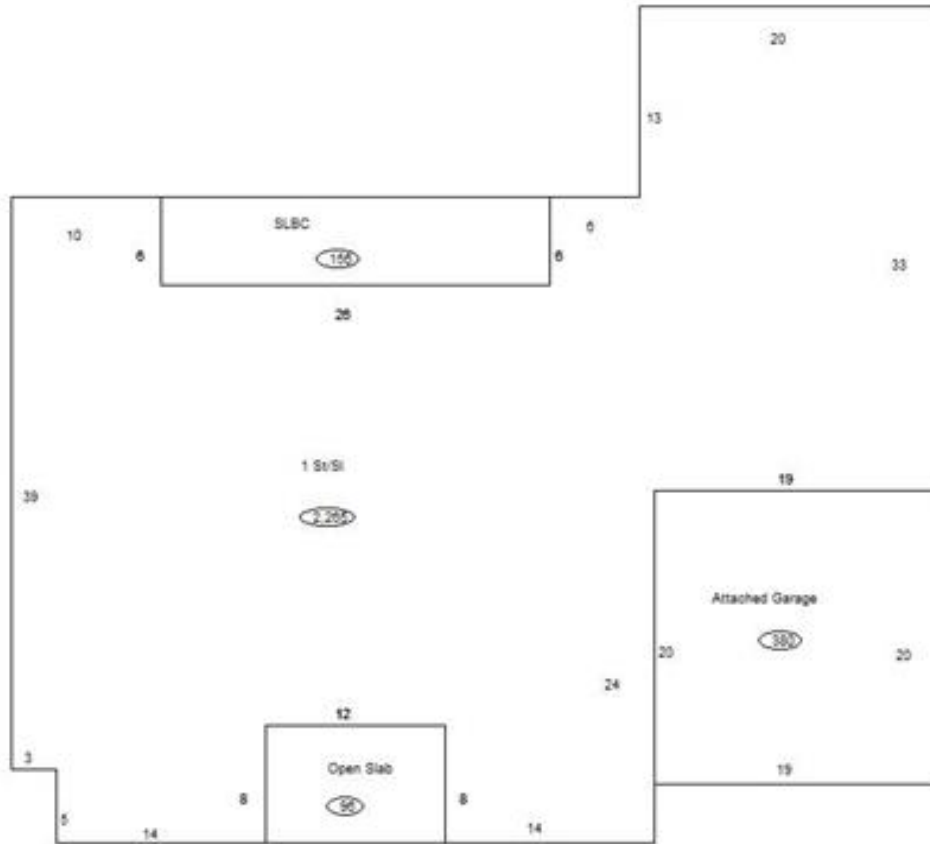
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Sketch Image

660012528



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	2,265	1.000	2,265
2	G	1		10	Attached Garage	380	1.000	380
3	M	PATO		10	Open Slab	96	1.000	96
4	M	PRCH		10	SLBC	156	1.000	156
Total Building Area						2,265		2,265