




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 660016209 <b>Parcel ID</b> 000000-00-0-10460-005-0015 <b>Cadastral ID</b> 17-21-16-02610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 60564 WINZENBURG, ROBERT W & MARTHA A  8561 E 32ND PL TULSA OK 74145-0000  <b>Parcel Location</b> <b>Situs</b> 01302 HACKBERRY LN <b>Subdivision</b> WALNUT PARK II <b>Lot/Block</b> 0015 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_004 8/30/2023</p>																													
<b>Legal Description</b> Lat/Long: 36.29655525 -95.62104236																																		
LOT 15 BLOCK 5 WALNUT PARK II					<b>Building Permits</b>																													
					<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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<b>Exemptions</b>					<b>Sale History</b>																													
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<b>Parcel Valuation</b>																																		
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																									
Remove Cap	0	<b>Land Value</b>	45,645	23,363	11%	2,570	<b>Assessed</b>	6,723	621.41																									
Year Frozen	2013	<b>Improvements</b>	73,759	37,753		4,153	<b>Penalty</b>	0																										
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																									
TIF Project ID	0	<b>Total Value</b>	119,404	61,116		6,723	<b>Total Taxable</b>	6,723	621.00																									
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660016209	WINZENBURG, ROBERT W & MARTHA A			17	118,584	0	6,723	621.00																									
2024	2024-660016209	WINZENBURG, ROBERT W & MARTHA A			17	119,853	0	6,723	621.00																									
2023	2023-660016209	WINZENBURG, ROBERT W & MARTHA A			17	93,128	0	6,722	616.00																									
2022	2022-660016209	WINZENBURG, ROBERT W & MARTHA A			17	69,877	0	6,723	622.00																									
2021	2021-660016209	WINZENBURG, ROBERT W & MARTHA A			17	73,143	0	6,723	594.00																									
2020	2020-660016209	WINZENBURG, ROBERT W & MARTHA A			17	74,048	0	6,723	616.00																									
2019	2019-660016209	WINZENBURG, ROBERT W & MARTHA A			17	72,356	0	6,723	623.00																									
2018	2018-660016209	WINZENBURG, ROBERT W & MARTHA A			17	76,969	2000	4,723	436.00																									
2017	2017-660016209	WINZENBURG, ROBERT W & MARTHA A			17	76,315	2000	4,723	434.00																									
2016	2016-660016209	WINZENBURG, ROBERT W & MARTHA A			17	74,384	2000	4,723	443.00																									
2015	2015-660016209	WINZENBURG, ROBERT W & MARTHA A			17	72,055	2000	4,723	426.00																									
2014	2014-660016209	WINZENBURG, ROBERT W & MARTHA A			17	74,503	2000	4,722	438.00																									
2013	2013-660016209	WINZENBURG, ROBERT W & MARTHA A			17	71,570	2000	4,723	432.00																									



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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.1905							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	8,299.00 x 5.50 = 45,645			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_004 8/30/2023				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	45,645			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	2.5 - Fair			MRA Code 1 Test				
Quality	2 - Fair			Adusted R 0.8445				
Architecture	R3 Res Nbhd 3			Indicated Value 108,088 89.70 Per SqFt				
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,205 / 1,205			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 106,950 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	1,205			Selected Approach Cost Approach				
Fixture/RghIn	7 /			Improvements 73,759				
Bed/F/H Bath	3 / 1.5 /			Lot Value 45,645				
Basement Area				Indicated Value 119,404 99.09 Per SqFt				
Garage Type	280 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1977 / 43			Total Value 119,404 99.09 Total Value Per SqFt				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	100.49	Total Misc Impr	+ 2,510					
Roofing Adj	+ 4.09	Garage Cost	+ 7,714					
Subfloor Adj	+ 0.00	Total RCN	= 156,933					
Heat/Cool Adj	+ 10.30	Depreciation ( 53%)	- 83,174					
Plumbing Adj	+ 6.87	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 73,759					
Adj Base Cost	= 121.75	Lot Value	+ 45,645					
Total Area	x 1,205	Indicated Value	= 119,404					
Adjusted Cost	= 146,709	Value Per SqFt	99.09					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39083	30x4		120	20.92		2,510



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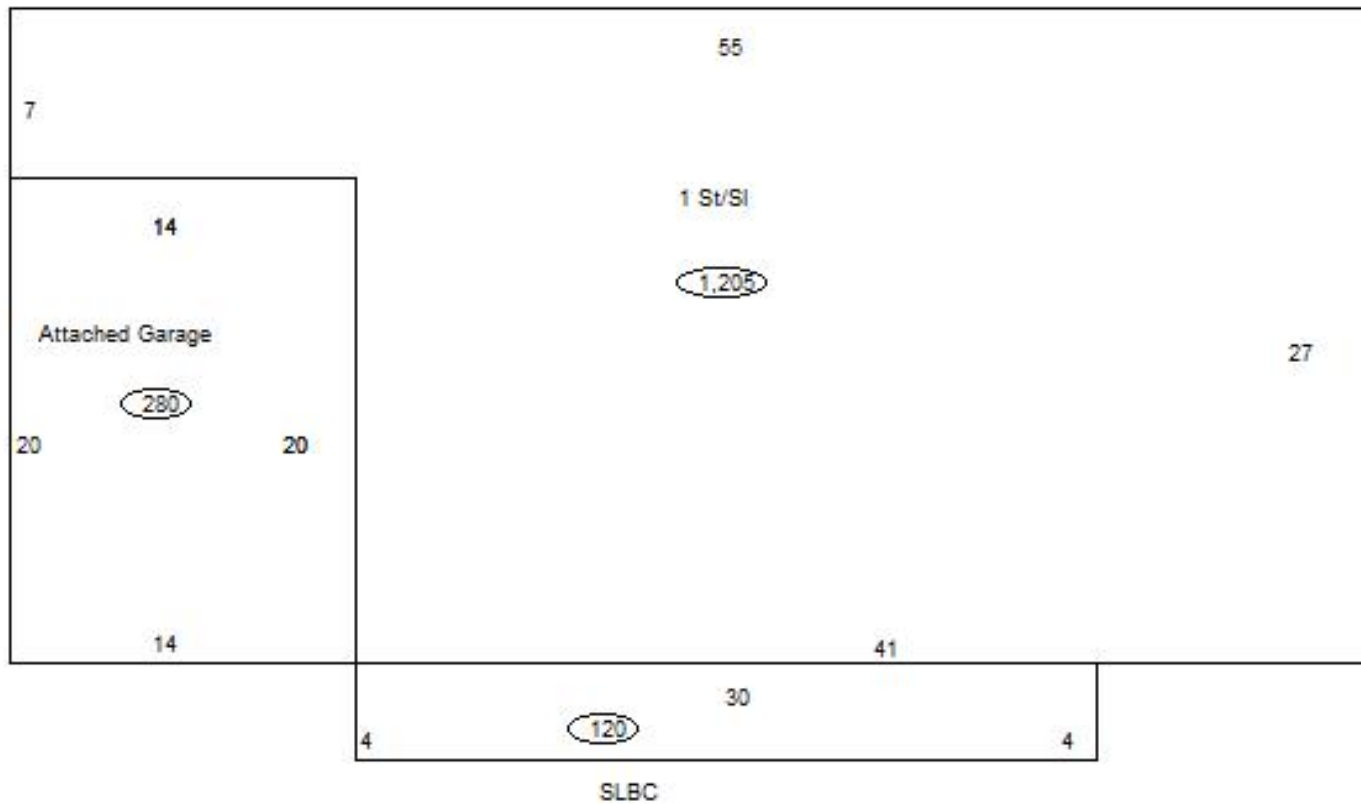
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Sketch Image

660016209



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,205	1.000	1,205
2	G	1		10	Attached Garage	280	1.000	280
3	M	PRCH		10	SLBC	120	1.000	120
<b>Total Building Area</b>						1,205		1,205