



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 660025842 Parcel ID 000000-00-0-00846-003-0017 Cadastral ID 30-21-16-07000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 308409 GAULDING, DENNIS & DONNA 10713 E BIRCH ST CLAREMORE OK 74019-0000 Parcel Location Situs 10713 E BIRCH ST Subdivision TWIN OAKS ESTATES Lot/Block 0017 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0095.JPG 2/21/2023</p>																																																	
Legal Description Lat/Long: 36.27337371 -95.63772093																																																						
LOT 17 BLOCK 3 TWIN OAKS ESTATES					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																																													
H	Homestead	Yes	1,000	1,000	2280/295	FANNIE MAE	09/07/2012	113,000	3																																													
					2233/279	HURST, EVELYN L TRUST	03/06/2012	0	10																																													
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>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 54,344</td> <td>24,332</td> <td>11%</td> <td>2,677</td> <td>Assessed</td> <td>15,774</td> <td>1,722.08</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 126,944</td> <td>119,062</td> <td> </td> <td>13,097</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 181,288</td> <td>143,394</td> <td> </td> <td>15,774</td> <td>Total Taxable</td> <td>14,774</td> <td>1,630.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2013	Land Value 54,344	24,332	11%	2,677	Assessed	15,774	1,722.08	Year Frozen	0	Improvements 126,944	119,062		13,097	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 181,288	143,394		15,774	Total Taxable	14,774	1,630.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660025842	GAULDING, DENNIS & DONNA	85	177,157	1000	14,314	1,579.00																																															
2024	2024-660025842	GAULDING, DENNIS & DONNA	85	185,942	1000	13,868	1,435.00																																															
2023	2023-660025842	GAULDING, DENNIS & DONNA	85	131,228	1000	13,435	1,380.00																																															
2022	2022-660025842	GAULDING, DENNIS & DONNA	85	129,288	1000	13,222	1,371.00																																															
2021	2021-660025842	GAULDING, DENNIS & DONNA	85	133,184	1000	13,650	1,356.00																																															
2020	2020-660025842	GAULDING, DENNIS & DONNA	85	134,261	1000	13,516	1,388.00																																															
2019	2019-660025842	GAULDING, DENNIS & DONNA	85	128,118	1000	13,093	1,358.00																																															
2018	2018-660025842	GAULDING, DENNIS & DONNA	85	133,705	1000	13,708	1,419.00																																															
2017	2017-660025842	GAULDING, DENNIS & DONNA	85	132,587	1000	13,585	1,396.00																																															
2016	2016-660025842	GAULDING, DENNIS & DONNA	85	129,283	1000	13,221	1,386.00																																															
2015	2015-660025842	GAULDING, DENNIS & DONNA	85	128,104	1000	13,091	1,324.00																																															
2014	2014-660025842	GAULDING, DENNIS & DONNA	85	130,560	1000	12,979	1,348.00																																															
2013	2013-660025842	GAULDING, DENNIS & DONNA	85	123,380	1000	12,572	1,290.00																																															



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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6238	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	27,172.00 x 2.00 = 54,344	
Factor Value		
Adjustments	1.0000	
Lot Value	54,344	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,245	101.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	177,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.26	Total Misc Impr	+	9,859			
Roofing Adj	+ 4.37	Garage Cost	+	14,821			
Subfloor Adj	+ -1.15	Total RCN	=	244,124			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	117,180			
Plumbing Adj	+ 5.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	126,944			
Adj Base Cost	= 123.84	Lot Value	+	54,344			
Total Area	x 1,772	Indicated Value	=	181,288			
Adjusted Cost	= 219,444	Value Per SqFt		102.31			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,944		
Lot Value	54,344		
Indicated Value	181,288	102.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,288	102.31	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	63117	20x5		100	23.95		2,395
PATO	SLAB PORCH - OPEN	63118	264		264	8.97		2,368



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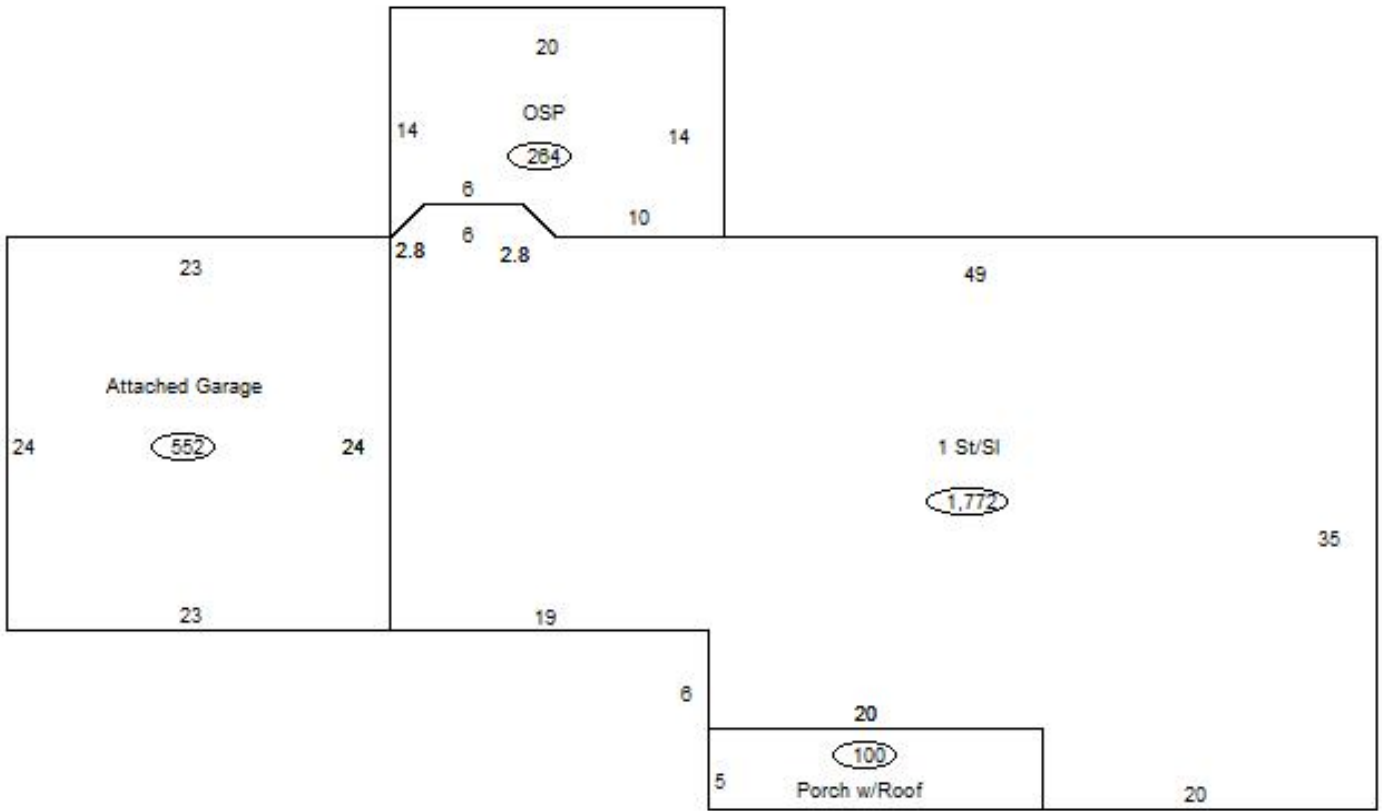
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Sketch Image

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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/SI	1,772	1.000	1,772
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	264	1.000	264
Total Building Area						1,772		1,772



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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 (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				