



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 660028352 Parcel ID 000000-00-0-00141-002-0005 Cadastral ID 33-21-15-03990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 306089 WEIESNBACH, KIMBERLY 24773 S CEDAR DR CLAREMORE OK 74019-0000 Parcel Location Situs 24773 S CEDAR DR Subdivision CEDAR LANE Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0706\IMG_0059. 7/7/2022</p>														
Legal Description Lot/Long: 36.25408488 -95.71393961																			
LOT 5 BLOCK 2 CEDAR LANE					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	2214/886	JELINEK, TERRY D &	12/14/2011	203,000	YES										
					1862/449	KNOX, RUSSELL B &	04/24/2007	198,000	YES										
					868/737	ORR, KENNETH E	12/05/1991	95,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	71,417	61,817	11%	6,800	Assessed	31,656	3,296.40										
Year Frozen	0	Improvements	225,960	225,960		24,856	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	297,377	287,777		31,656	Total Taxable	30,656	3,209.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660028352	WEIESNBACH, KIMBERLY			4	293,976	1000	29,733	3,113.00										
2024	2024-660028352	WEIESNBACH, KIMBERLY			4	308,403	1000	28,838	2,774.00										
2023	2023-660028352	WEIESNBACH, KIMBERLY			4	280,321	1000	27,969	2,650.00										
2022	2022-660028352	WEIESNBACH, KIMBERLY			4	263,700	1000	27,126	2,618.00										
2021	2021-660028352	WEIESNBACH, KIMBERLY			4	250,954	1000	26,307	2,472.00										
2020	2020-660028352	WEIESNBACH, KIMBERLY			4	246,741	1000	25,511	2,403.00										
2019	2019-660028352	WEIESNBACH, KIMBERLY			4	233,993	1000	24,739	2,367.00										
2018	2018-660028352	WEIESNBACH, KIMBERLY			4	243,687	1000	25,806	2,470.00										
2017	2017-660028352	WEIESNBACH, KIMBERLY			4	241,319	1000	25,396	2,437.00										
2016	2016-660028352	WEIESNBACH, KIMBERLY			4	235,157	1000	24,627	2,370.00										
2015	2015-660028352	WEIESNBACH, KIMBERLY			4	227,512	1000	23,880	2,316.00										
2014	2014-660028352	WEIESNBACH, KIMBERLY			4	231,771	1000	23,156	2,126.00										
2013	2013-660028352	WEIESNBACH, KIMBERLY			4	218,426	1000	22,452	2,136.00										



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Lot Data	Square-Foot - NBHD 1122 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9644	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	42,010.00 x 1.70 = 71,417	
Factor Value		
Adjustments	1.0000	
Lot Value	71,417	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,956 / 2,856
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,956
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	329,637	115.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	309,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,816		
Lot Value	71,417		
Indicated Value	291,233	101.97	Per SqFt
Agland Value			
Site Improvements	6,144		
Total Value	297,377	104.12	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.06	Total Misc Impr	+	15,833			
Roofing Adj	+ 3.70	Garage Cost	+	22,205			
Subfloor Adj	+ -2.35	Total RCN	=	385,642			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	165,826			
Plumbing Adj	+ 7.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	219,816			
Adj Base Cost	= 121.71	Lot Value	+	71,417			
Total Area	x 2,856	Indicated Value	=	291,233			
Adjusted Cost	= 347,604	Value Per SqFt		101.97			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2013	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	68287	16x12			192	28.83	5,535
PRCH	SLAB PORCH - COVERED	68288	20x4			80	29.27	2,342
PATO	SLAB PORCH - OPEN	68290	12x10			120	12.72	1,526



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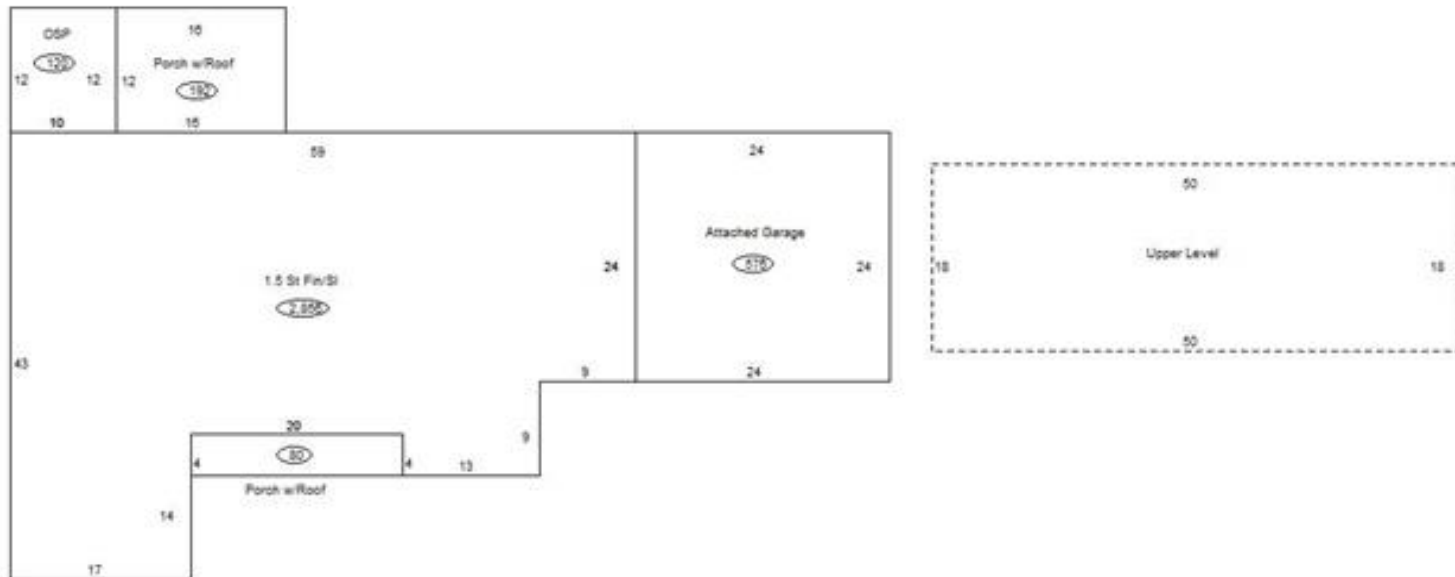
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,956	1.460	2,856
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	80	1.000	80
5	U	^UL	Overhang	13	Upper Level	900	1.000	900
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,956		2,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year 1998	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (16.00 x 768)		12,288	12,288	6,144		6,144