




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 660001672 Parcel ID 23N16E-02-3-00000-000-0000 Cadastral ID 02-23-16-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 327076 WEYGANDT, DUSTIN KYLE & KELSEY 11971 E 400 RD CLAREMORE OK 74017-0000 Parcel Location Situs 07981 S 4170 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					 <p style="text-align: right; color: orange;">01/04/2021 12:50</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0048 (4).JPG 1/7/2021</p>														
Legal Description Lat/Long: 36.49681872 -95.57802982																			
SW SW SW					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 colspan="5" style="height: 100px;"> </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	No	1,000		/	SMITH, SUSAN G	03/18/2019	150,000	YES										
					1479/463	EWTON, JERRY W &	05/16/2003	154,000	YES										
					1114/597	CLARK, GERALD D & JOYCE A &	05/21/1998	91,000	Yes										
					1070/633	MAYTUM, LINNIE LORRAINE TRUST	06/25/1997	128,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax										
Remove Cap	2020		Land Value	360	360	11%	Assessed	9,664	925.23										
Year Frozen			Improvements	100,796	87,491		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	101,156	87,851		Total Taxable	9,664	925.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001672	WEYGANDT, DUSTIN KYLE &			71	114,131	0	9,383	898.00										
2024	2024-660001672	WEYGANDT, DUSTIN KYLE &			71	82,809	0	9,110	889.00										
2023	2023-660001672	WEYGANDT, DUSTIN KYLE &			71	99,634	0	10,960	1,081.00										
2022	2022-660001672	WEYGANDT, DUSTIN KYLE &			71	99,634	0	10,960	1,086.00										
2021	2021-660001672	WEYGANDT, DUSTIN KYLE &			71	105,106	0	11,562	1,154.00										
2020	2020-660001672	WEYGANDT, DUSTIN KYLE &			71	103,175	0	11,350	1,145.00										
2019	2019-660001672	WEYGANDT, DUSTIN KYLE &			71	61,613	1000	5,778	608.00										
2018	2018-660001672	SMITH, SUSAN G			71	66,478	1000	6,313	656.00										
2017	2017-660001672	SMITH, SUSAN G			71	65,662	1000	6,223	655.00										
2016	2016-660001672	SMITH, SUSAN G			71	68,931	1000	6,441	687.00										
2015	2015-660001672	SMITH, SUSAN G			71	67,086	1000	6,224	656.00										
2014	2014-660001672	SMITH, SUSAN G			71	67,734	1000	6,014	655.00										
2013	2013-660001672	SMITH, SUSAN G			71	65,646	1000	5,809	623.00										



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		<p>01/04/2021 12:50</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0048 (4).JPG 1/7/2021</p>
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	18 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

Cost Approach				Manual : 01/2025			
Base Cost	106.43	Total Misc Impr	+ 8,940				
Roofing Adj	+ 4.57	Garage Cost	+ 0				
Subfloor Adj	+ 1.20	Total RCN	= 190,033				
Heat/Cool Adj	+ 11.24	Depreciation (56%)	- 106,418				
Plumbing Adj	+ 17.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 83,615				
Adj Base Cost	= 140.60	Lot Value	+ 0				
Total Area	x 1,288	Indicated Value	= 83,615				
Adjusted Cost	= 181,093	Value Per SqFt	64.92				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,615		
Lot Value			
Indicated Value	83,615	64.92	Per SqFt
Agland Value	360		
Site Improvements	17,181		
Total Value	101,156	78.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4501	17x10		170	23.21		3,946
FPR1	Fireplace - Residential 1 Story			1	1	4,994.06		4,994



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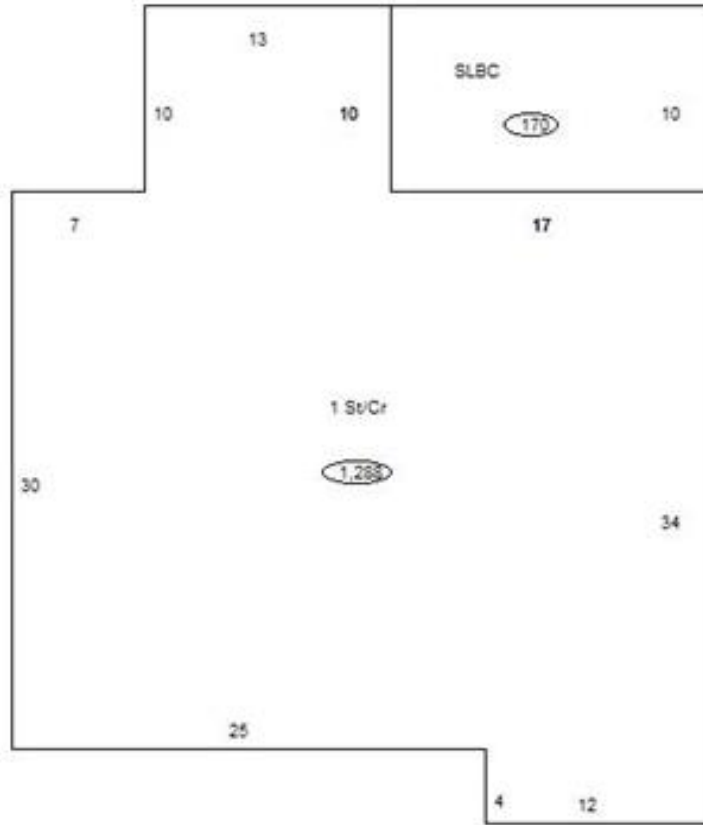
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,288	1.000	1,288
2	M	PRCH		10	SLBC	170	1.000	170
Total Building Area						1,288		1,288



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.67 x 400)		1,868		1,868	1,868
	LOAF	LOAFING SHED	24x64x10	Dirt	Formed Metal	1,536
	Qual	2	Cond 1	Year 1990	Eff Age 50	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	
	Base Cost (6.08 x 1,536)		9,339		9,339	7,471
	BNGP	Barn - General Purpose	58x20x8	Dirt	Galvanized Metal	1,160
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	
	Base Cost (20.62 x 1,160)		23,919		23,919	13,155
	GRDT	Garage - Detached	28x20x8	Concrete	Composition Shingle	560
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	
	Base Cost (18.05 x 560)		10,108		10,108	5,559



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			10.000	36	36	360	360
NTV PST Totals						10.000			360	360
Total Agland						10.000			360	360