



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	660001950								
Parcel ID	20N15E-03-2-00000-000-0000								
Cadastral ID	03-20-15-03700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	324409								
WEILERT, DAVID & MEGAN									
REVOCABLE TRUST									
5505 N BIRDCREEK AVE CATOOSA OK 74015-0000									
Parcel Location					\\tsclient\T\ROB STUFF\2023-12-28\IMG_0001.JPG 12/28/2023				
Situs	07118 E 530 RD								
Subdivision									
Lot/Block	/	Parcel Size	35.56 - Acres						
Sec/Twn/Rng	3 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description					Building Permits				
ALL LOT 3 LESS HWY & N2 SE NW & LESS E 330' N 660 LOT 3 & LESS W 624.42' OF GOV LOT 3					Lat/Long: 36.24600892 -95.70155351				
					Number	Description	Opened	Closed	Amount
					R23	R24 NEW SFR	12/2023	12/2023	
					R18	R18-911 ADDRESSING ISSUED ADDR	04/2017	12/2017	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2624/853	TACKER, WILLIAM E TRUSTEE	03/31/2017	466,500	YES
					1316/816	TACKER, WILLIAM E	04/04/2001	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2018	Land Value	6,978	6,978	11%	768	Assessed	114,931	11,967.98
Year Frozen	0	Improvements	1,141,769	1,037,841		114,163	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	1,148,747	1,044,819		114,931	Total Taxable	113,931	11,881.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001950	WEILERT, DAVID & MEGAN			4	1,044,552	1000	110,583	11,532.00
2024	2024-660001950	WEILERT, DAVID & MEGAN			4	1,079,838	1000	107,333	10,298.00
2023	2023-660001950	WEILERT, DAVID & MEGAN			4	259,506	1000	24,901	2,361.00
2022	2022-660001950	WEILERT, DAVID TRUSTEE			4	262,164	1000	24,147	2,331.00
2021	2021-660001950	WEILERT, DAVID TRUSTEE			4	223,503	0	24,414	2,285.00
2020	2020-660001950	WEILERT, DAVID TRUSTEE			4	219,427	0	23,703	2,223.00
2019	2019-660001950	WEILERT, DAVID TRUSTEE			4	209,206	0	23,013	2,192.00
2018	2018-660001950	WEILERT, DAVID TRUSTEE			4	213,203	0	23,452	2,235.00
2017	2017-660001950	WEILERT, DAVID TRUSTEE			4	6,983	0	768	73.00
2016	2016-660001950	TACKER, WILLIAM E TRUSTEE			4	8,076	0	888	85.00
2015	2015-660001950	TACKER, WILLIAM E TRUSTEE			4	8,076	0	888	86.00
2014	2014-660001950	TACKER, WILLIAM E TRUSTEE			4	8,083	0	889	81.00
2013	2013-660001950	TACKER, WILLIAM E TRUSTEE			4	8,083	0	889	84.00



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\T\ROB STUFF\2023-12-28\IMG_0001.JPG
Adjustments		12/28/2023
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	2,400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

Cost Approach		Manual : 01/2025	
Base Cost	114.63	Total Misc Impr	+ 83,074
Roofing Adj	+ 7.48	Garage Cost	+ 109,008
Subfloor Adj	+ -4.98	Total RCN	= 372,214
Heat/Cool Adj	+ 16.31	Depreciation (7%)	- 26,055
Plumbing Adj	+ 16.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 346,159
Adj Base Cost	= 150.11	Lot Value	+ 346,159
Total Area	x 1,200	Indicated Value	= 346,159
Adjusted Cost	= 180,132	Value Per SqFt	288.47

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	346,159		
Lot Value			
Indicated Value	346,159	288.47	Per SqFt
Agland Value	6,978		
Site Improvements			
Total Value	353,137	294.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135821	60x14		840	30.25		25,410
PRCH	SLAB PORCH - COVERED	135822	2024		2,024	28.49		57,664



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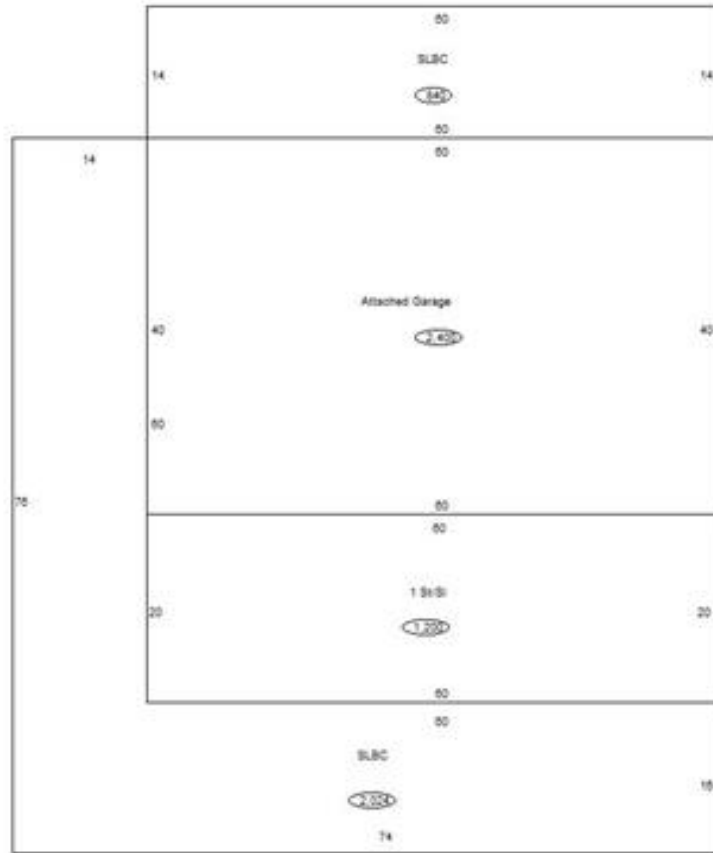
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Sketch Image

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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	1,200	1.000	1,200
2	G	1		13	Attached Garage	2,400	1.000	2,400
3	M	PRCH		13	SLBC	840	1.000	840
4	M	PRCH		13	SLBC	2,024	1.000	2,024
Total Building Area						1,200		1,200



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	4,023 / 4,730
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,023
Fixture/RghIn	/
Bed/F/H Bath	3 / 4.0 / 1.0
Basement Area	
Garage Type	648 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	111.39	Total Misc Impr	+ 78,971	Roofing Adj	+ 5.69	Garage Cost	+ 53,842
Subfloor Adj	+ -5.37	Total RCN	= 791,560	Heat/Cool Adj	+ 20.10	Depreciation (2%)	- 15,831
Plumbing Adj	+ 7.46	Lump Sums	+ 19,881	Basement Adj	+ 0.00	RCNLD	= 795,610
Adj Base Cost	= 139.27	Lot Value	+ 795,610	Total Area	x 4,730	Indicated Value	= 795,610
Adjusted Cost	= 658,747	Value Per SqFt	168.21	Adjusted Cost	= 658,747	Value Per SqFt	168.21

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	795,610		
Lot Value			
Indicated Value	795,610	168.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	795,610	168.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	8,258.46		8,258
FPR1	Fireplace - Residential 1 Story	0		1 2023	1	8,928.49		8,928
GENR	Generator - Residential Standby	0		1 2023	1	5,026.00		5,026
ODRK	Outdoor Kitchen	0		1 2023	1	8,350.00		8,350
ODFP	Outdoor Fireplace/Firepit	0		1 2023	1	7,704.33		7,704
SHLT	STORM SHELTER	0		1 2023	1	0.00		
GRDT	Garage - Detached	159209	300		300	66.27		19,881
PRCH	Porch	159210	270		270	44.40		11,988
PRCH	Porch	159211	12x4		48	45.81		2,199
PRCH	Porch	159212	619		619	42.84		26,518



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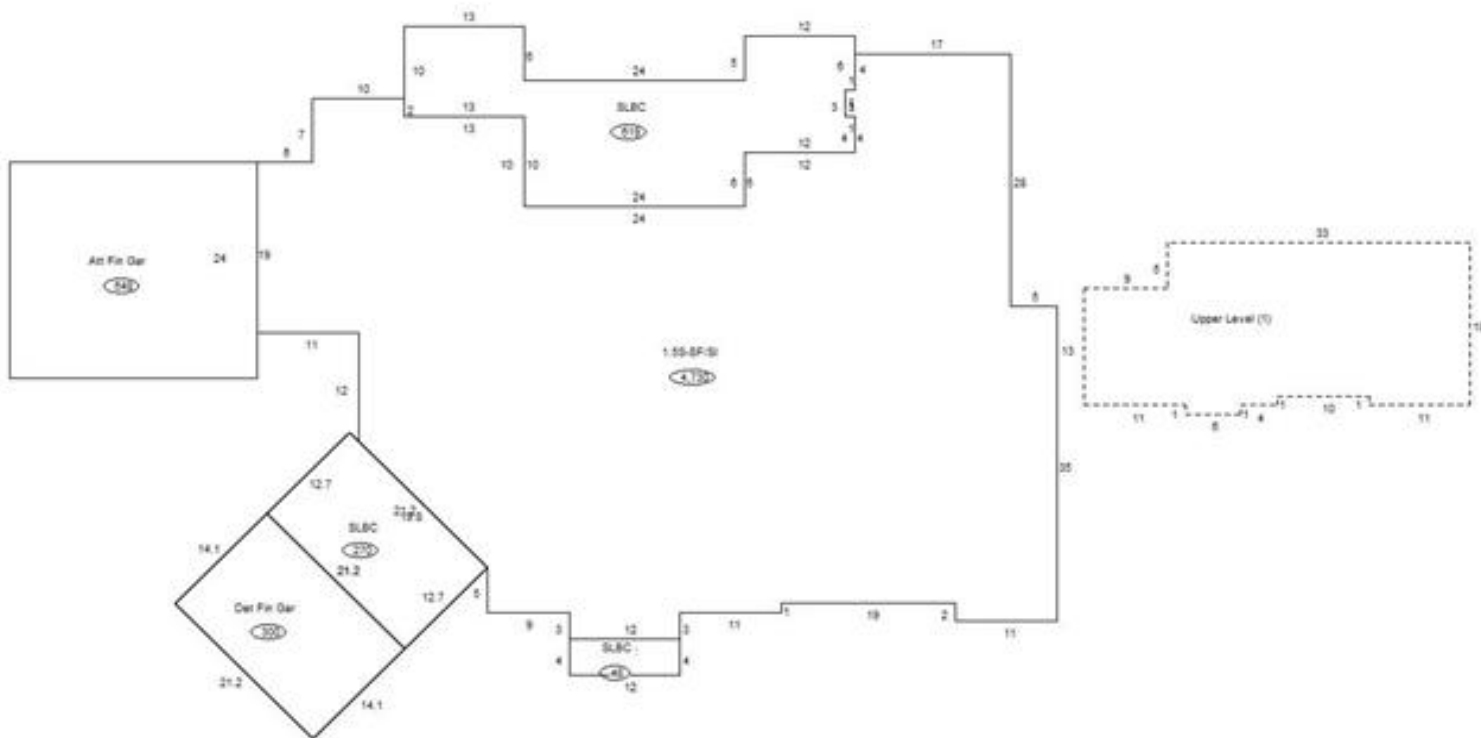
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Sketch Image

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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	1.5S-SF/SI	4,023	1.176	4,730
2	U	^UL		13	Upper Level (1)	707	1.000	707
3	G	5		13	Att Fin Gar	648	1.000	648
4	G	6		13	Det Fin Gar	300	1.000	300
5	M	PRCH		13	SLBC	270	1.000	270
6	M	PRCH		13	SLBC	48	1.000	48
7	M	PRCH		13	SLBC	619	1.000	619
Total Building Area						4,023		4,730



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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
RS	ROUGH STONY LAND	TMBR	20			1.000	0	36	0	0
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			11.000	110	110	1,208	1,208
TMBR Totals						12.000			1,208	1,208
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			3.000	192	192	576	576
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			1.000	146	146	146	146
NTV PST Totals						4.000			722	722
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80			4.560	280	280	1,277	1,277
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80			8.000	280	280	2,240	2,240
RVC	RIVERTON GRAVELLY LOAM 3-	CLT LND	61			7.000	214	214	1,495	1,495
CLT LND Totals						19.560			5,012	5,012
Total Agland						35.560			6,942	6,942