



# 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	660003357				<p>660003357_001.JPG 12/28/2024</p>				
Parcel ID	23N15E-04-2-00000-000-0000								
Cadastral ID	04-23-15-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	326203								
WEATHERS, RUSTY D & KRISTI M									
6349 E WEATHERS DR TALALA OK 74080-0000									
Parcel Location									
Situs	06349 E WEATHERS DR								
Subdivision									
Lot/Block	/	Parcel Size	66.8 - Acres						
Sec/Twn/Rng	4 / 23 / 15 / 2								
Neighborhood	4030 - OOLOGAH RURAL								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.50356027 -95.71569173									
TR DESC 2018-014475 AS COMM SW/C NW; N88.4102E 1320.85' TO POB BEING THE SW/C SE NW; N01.2637W 1318.90'; N88.4125E 1321 32'; S01.2524E 1318.75'; S01.2524E 1318.49'; S88.4034W 626.10'; N01 2627W 610.49'; N89.5558W 617.99'; S49.1909W 509.25'; N47.4729W 100 78'; N49.1909E 504.53'; N01.2627W 626.76' TO POB. LESS									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22	R23 NEW HOUSE	12/2022	12/2022						
R19	R23- NEW 911 ADDRESS ASSGND	03/2019	06/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WEATHERS, RUSTY & KRISTI	10/05/2018	0	4					
2672/316	HAYES, MELODY D	10/19/2017	314,500	YES					
2672/313	HAYES, DAVID E &	10/19/2017		4					
915/359	KOENIG, MAX	05/14/1993	19,500	Yes					
914/723	KOENIG, JERRY	05/11/1993	77,000	Yes					
898/550	KOENIG, DARRELL &	10/08/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2018	Land Value	11,834	11,834	11%	1,302	Assessed	6,308 682.41	
Year Frozen	0	Improvements	265,139	45,513		5,006	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	276,973	57,347		6,308	Total Taxable	5,308 588.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003357	WEATHERS, RUSTY D & KRISTI M	10	257,926	1000	5,125	569.00		
2024	2024-660003357	WEATHERS, RUSTY D & KRISTI M	10	60,119	1000	4,946	532.00		
2023	2023-660003357	WEATHERS, RUSTY D & KRISTI M	10	52,482	1000	4,773	510.00		
2022	2022-660003357	WEATHERS, RUSTY D & KRISTI M	10	53,449	1000	4,879	518.00		
2021	2021-660003357	WEATHERS, RUSTY D & KRISTI M	10	53,133	0	5,844	609.00		
2020	2020-660003357	WEATHERS, RUSTY D & KRISTI M	10	12,921	0	1,421	150.00		
2019	2019-660003357	WEATHERS, RUSTY D & KRISTI M	10	12,921	0	1,421	147.00		
2018	2018-660003357	WEATHERS, RUSTY & KRISTI	10	22,814	0	2,510	269.00		
2017	2017-660003357	HAYES, DAVID E &	10	22,813	0	2,509	285.00		
2016	2016-660003357	HAYES, DAVID E &	10	22,813	0	2,509	259.00		
2015	2015-660003357	HAYES, DAVID E &	10	22,813	0	2,509	245.00		
2014	2014-660003357	HAYES, DAVID E &	10	22,814	0	2,510	246.00		
2013	2013-660003357	HAYES, DAVID E &	10	22,814	0	2,510	238.00		



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<b>Lot Data</b> Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	0.00	Total Misc Impr	+ 2,800
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 2,800
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 2,800
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x 0	Indicated Value	= 2,800
Adjusted Cost	= 0	Value Per SqFt	0.00

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	2,800
Lot Value	
Indicated Value	2,800 0.00 Per SqFt
Agland Value	11,834
Site Improvements	262,339
Total Value	276,973 0.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GENR	Generator - Residential Standby		1	2023	1	2,800.00		2,800



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STAB	Horse Stable	78x60x10	Concrete	Formed Metal	4,680
	Qual 5	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (38.68 x 4,680)		181,022	181,022	7,241		173,781
	SHDS	Shed - Small	20x10x6	Plank	Formed Metal	200
	Qual 3.5	Cond 3	Year 2023	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.53 x 200)		4,906	4,906	491		4,415
	UTIL	Shop Building	41x40x10	Concrete	Formed Metal	1,640
	Qual 4	Cond 3	Year 2020	Eff Age 5		
Interior Finish (Residential)		Finished Area	Fixture Count			27,048
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (33.37 x 1,640)		54,727	27,048	81,775		74,415
	EQSH	Equipment Shed	12x40x8	Gravel	Formed Metal	480
	Qual 3	Cond 3	Year 2020	Eff Age 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.27 x 480)		10,690	10,690	962		9,728



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			7.000	72	72	504	504
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			59.011	192	192	11,330	11,330
W	WATER	NTV PST	0			.789	0	0	0	0
<b>NTV PST Totals</b>						66.800			11,834	11,834
<b>Total Agland</b>						66.800			11,834	11,834