



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	660003647								
Parcel ID	20N17E-05-3-00000-000-0000								
Cadastral ID	05-20-17-00200								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	342529								
WEIESNBACH, DUSTIN & KALEY									
17755 E 540 RD INOLA OK 74036-0000									
Parcel Location									
Situs	17755 E 540 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	5 / 20 / 17 / 3								
Neighborhood	2017 - UNPLATTED LAND								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.23684771 -95.52102948									
Building Permits									
E2 E2 SE SW									
Number	Description	Opened	Closed	Amount					
R24 402	NEW MANUFACTURED HOME 32X76 2	11/2024	02/2025	180,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EMPIRE RENOVATIONS LLC	08/30/2023	113,000	21					
/	GOURLEY, MACKIE D	07/07/2022	155,000	YES					
2624/43	GOURLEY, MACKIE D	04/04/2017	0	4					
2550/119	REEL, RICHARD EARL	07/17/2013	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024	Land Value	137,901	137,901	11%	15,169	Assessed	33,346 2,769.39	
Year Frozen	0	Improvements	165,243	165,243		18,177	Penalty	0	
Uncapped Value	162,847	Mobile Home	0	0	0	0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	303,144	303,144	33,346	Total Taxable	32,346	2,686.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003647	WEIESNBACH, DUSTIN & KALEY	5	137,901	0	15,169	1,260.00		
2024	2024-660003647	WEIESNBACH, DUSTIN & KALEY	5	137,901	0	15,169	1,266.00		
2023	2023-660003647	WEIESNBACH, DUSTIN & KALEY	5	1,920	0	211	18.00		
2022	2022-660003647	EMPIRE RENOVATIONS LLC	5	3,936	0	433	36.00		
2021	2021-660003647	GOURLEY, MACKIE D	5	3,936	0	433	37.00		
2020	2020-660003647	GOURLEY, MACKIE D	5	3,936	0	433	37.00		
2019	2019-660003647	GOURLEY, MACKIE D	5	3,936	0	433	37.00		
2018	2018-660003647	GOURLEY, MACKIE D	5	3,936	0	433	38.00		
2017	2017-660003647	GOURLEY, MACKIE D	5	3,936	0	433	35.00		
2016	2016-660003647	GOURLEY, MACKIE D	5	3,936	0	433	37.00		
2015	2015-660003647	REEL, RICHARD EARL	5	3,936	0	433	37.00		
2014	2014-660003647	REEL, RICHARD EARL	5	3,936	0	433	37.00		
2013	2013-660003647	REEL, RICHARD EARL	5	3,936	0	433	38.00		



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Lot Data		Square-Foot - NBHD 2017 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	9.9837							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	434,892.00 x .32 = 137,901							
Factor Value				660003647_001.JPG 12/8/2025				
Adjustments	1.0000			GRM Approach				
Lot Value	137,901			GRM Code				
Residential Data				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			Multiple Regression				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 137,901				
Garage Type				Indicated Value 137,901 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements				
Cost Approach Manual : 01/2025				Total Value 137,901 0.00 Total Value Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 137,901					
Total Area	x	Indicated Value	= 137,901					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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

Residential Data	
Type	6 Mobile Home 76 x 32
Condition	4 - Good
Quality	3.6 - Average
Architecture	
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,432 / 2,432
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 1

660003647_002.JPG	2/4/2025
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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	58.09	Total Misc Impr	+ 0
Roofing Adj	+ 2.91	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 169,632
Heat/Cool Adj	+ 2.21	Depreciation (4%)	- 6,785
Plumbing Adj	+ 6.54	Lump Sums	+ 2,396
Basement Adj	+ 0.00	RCNLD	= 165,243
Adj Base Cost	= 69.75	Lot Value	+ 0
Total Area	x 2,432	Indicated Value	= 165,243
Adjusted Cost	= 169,632	Value Per SqFt	67.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,243		
Lot Value			
Indicated Value	165,243	67.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,243	67.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	186992	6x6		36	34.94		1,258
WODO	Wood Deck - Open	186993	4x4		16	35.58		569
WODO	Wood Deck - Open	186994	4x4		16	35.58		569



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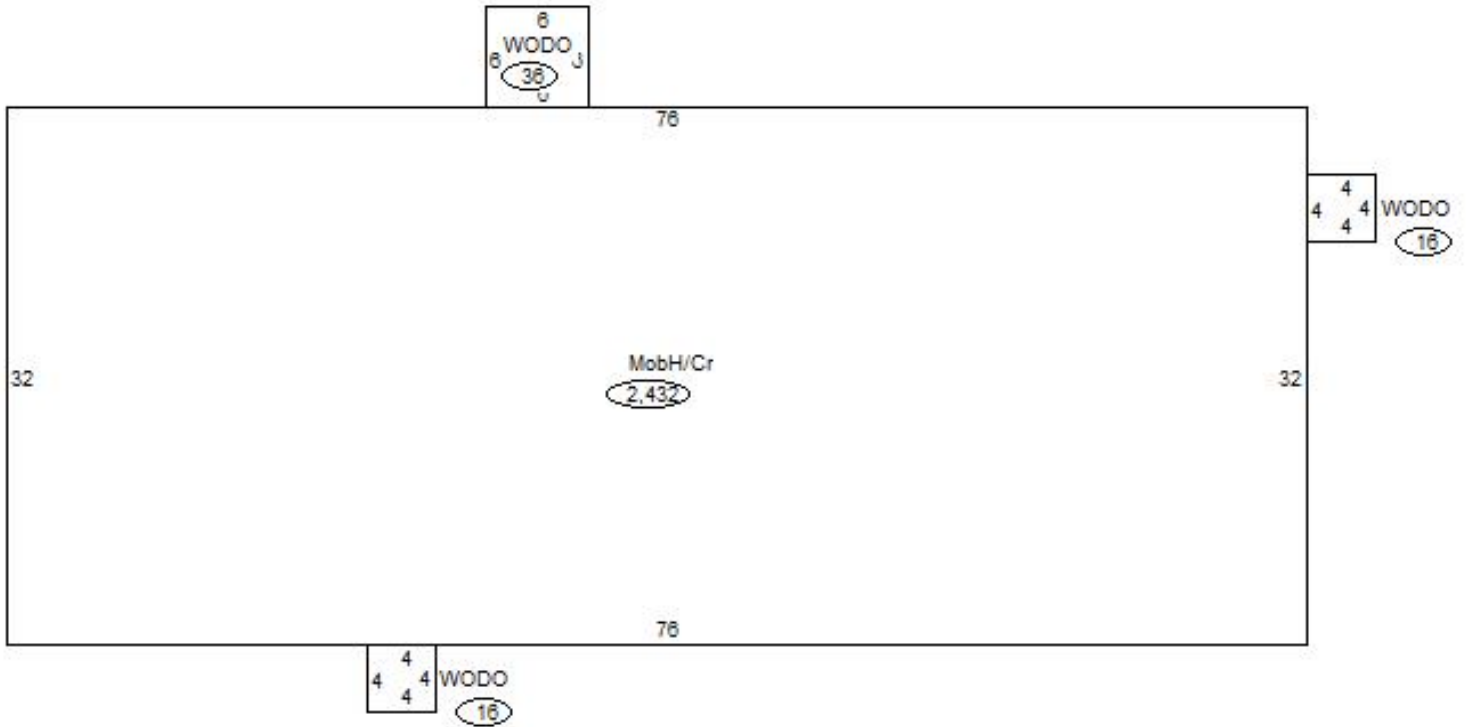
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	13	MobH/Cr	2,432	1.000	2,432
2	M	WODO		13	WODO	36	1.000	36
3	M	WODO		13	WODO	16	1.000	16
4	M	WODO		13	WODO	16	1.000	16
Total Building Area						2,432		2,432



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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
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80				192	192	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0