



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	660008252				<p>\\tsclient\C\Users\TS\Pictures\2016-08-17 08-17-2016\08-17-2016 8/17/2016</p>				
Parcel ID	22N17E-08-2-00000-000-0000								
Cadastral ID	08-22-17-00500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	260342								
WEAVER, CHRIS D & BARBARA J									
17601 E 430 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17601 E 430 RD								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	8 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.40189734 -95.51810390									
S2 SE NW & NE NE SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R7	NEW HOUSE PER MA	11/2006	01/2007						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1172/356	LOUDERMILK, BOB E &	05/17/1999	65,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2000	Land Value	1,838	1,838	11%	Assessed	23,907	2,430.39	
Year Frozen	0	Improvements	630,143	215,501		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	631,981	217,339		Total Taxable	22,907	2,342.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660008252	WEAVER, CHRIS D & BARBARA J	70	604,303	1000	22,211	2,271.00		
2024	2024-660008252	WEAVER, CHRIS D & BARBARA J	70	321,584	1000	21,535	2,258.00		
2023	2023-660008252	WEAVER, CHRIS D & BARBARA J	70	311,293	1000	20,879	2,191.00		
2022	2022-660008252	WEAVER, CHRIS D & BARBARA J	70	303,995	1000	20,241	2,132.00		
2021	2021-660008252	WEAVER, CHRIS D & BARBARA J	70	255,833	1000	19,623	2,014.00		
2020	2020-660008252	WEAVER, CHRIS D & BARBARA J	70	184,750	1000	19,022	2,031.00		
2019	2019-660008252	WEAVER, CHRIS D & BARBARA J	70	178,591	1000	18,439	1,975.00		
2018	2018-660008252	WEAVER, CHRIS D & BARBARA J	70	183,394	1000	17,873	1,880.00		
2017	2017-660008252	WEAVER, CHRIS D & BARBARA J	70	181,787	1000	17,324	1,828.00		
2016	2016-660008252	WEAVER, CHRIS D & BARBARA J	70	177,244	1000	16,790	1,834.00		
2015	2015-660008252	WEAVER, CHRIS D & BARBARA J	70	172,529	1000	16,272	1,762.00		
2014	2014-660008252	WEAVER, CHRIS D & BARBARA J	70	176,696	1000	15,769	1,683.00		
2013	2013-660008252	WEAVER, CHRIS D & BARBARA J	70	166,759	1000	15,280	1,594.00		



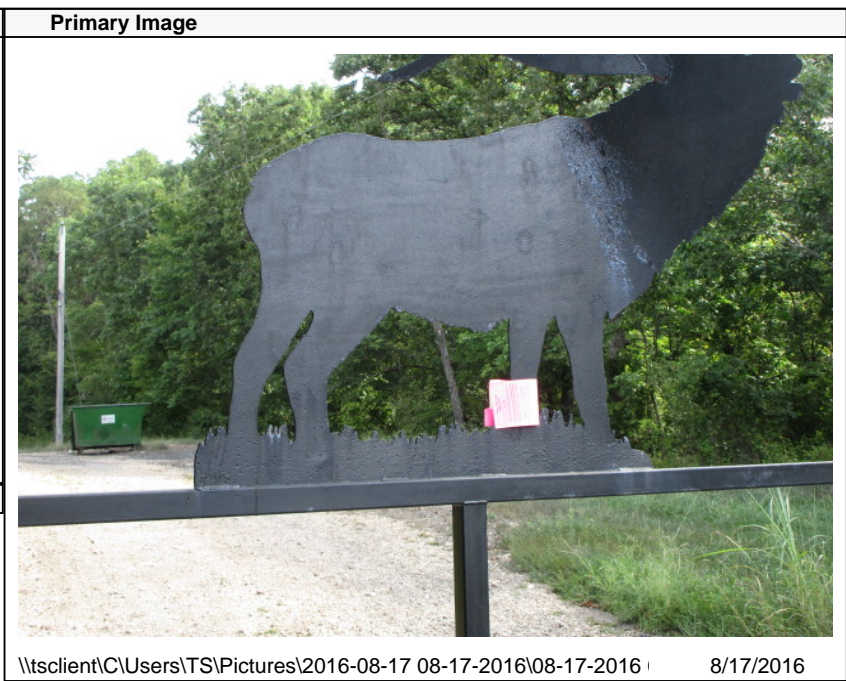
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	6,080 / 6,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	6,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 15

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	548,500		
Lot Value			
Indicated Value	548,500	90.21	Per SqFt
Agland Value	1,838		
Site Improvements	81,643		
Total Value	631,981	103.94	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	79.83	Total Misc Impr	+	59,386
Roofing Adj	+ 4.43	Garage Cost	+	
Subfloor Adj	+ -1.82	Total RCN	=	652,976
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	104,476
Plumbing Adj	+ 2.55	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	548,500
Adj Base Cost	= 97.63	Lot Value	+	
Total Area	x 6,080	Indicated Value	=	548,500
Adjusted Cost	= 593,590	Value Per SqFt		90.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19403	80x11		880	24.49		21,551
PRCH	SLAB PORCH - COVERED	19404	80x11		880	24.49		21,551
PRCH	Porch	168932	36x18		648	25.13		16,284



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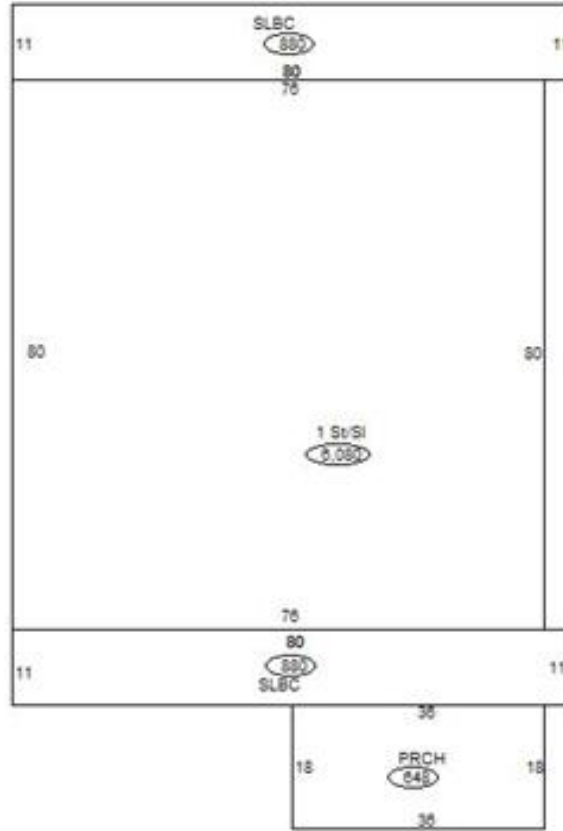
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	25	1 St/SI	6,080	1.000	6,080
2	M	PRCH		25	SLBC	880	1.000	880
3	M	PRCH		25	SLBC	880	1.000	880
4	M	PRCH		25	PRCH	648	1.000	648
Total Building Area						6,080		6,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		643
Qual	3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (49.92 x 643)	32,099		32,099	10,593	21,506

UTIL	Shop Building		50x40x10	Concrete	Formed Metal	2,000
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (27.26 x 2,000)	54,520		54,520	13,630	40,890

UTIL	Shop Building		16x16x8	Concrete	Formed Metal	256
Qual	2	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (30.60 x 256)	7,834		7,834	1,959	5,875

BNGP	Barn - General Purpose		10x8x8	Gravel	Formed Metal	80
Qual	2	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (21.26 x 80)	1,701		1,701	425	1,276

BNGP	Barn - General Purpose		30x20x8	Plank	Composition Shingle	600
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (26.88 x 600)	16,128		16,128	4,032	12,096



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	15.000	36	36	540	540
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	8.000	63	63	504	504
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63		0	7.000	113	113	794	794
TMBR Totals						30.000			1,838	1,838
Total Agland						30.000			1,838	1,838