



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:47:50
Page 1

Assessment Data					Primary Image														
Account 660022874 Parcel ID 000000-00-0-00192-003-0003 Cadastral ID 27-21-14-02960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 126584 WEATHERHOLT, ALAN M & MINA A-TRUST 7707 N 154TH E AVE OWASSO OK 74055-0000																			
Parcel Location Situs 07707 N 154TH E AVE Subdivision CORNERSTONE ADDITION 4 Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																			
Legal Description Lot/Long: 36.26566624 -95.80149081					Building Permits														
LOT 3 BLOCK 3 CORNERSTONE 4					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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	Yes	1,000	1,000	821/158			17,500	No										
					834/626			130,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0		Land Value 122,232	67,769	11%	7,455	Assessed	24,782	2,427.64										
Year Frozen	2010		Improvements 284,111	157,518		17,327	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 406,343	225,287		24,782	Total Taxable	23,782	2,330.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022874	WEATHERHOLT, ALAN M &			3	399,274	1000	23,781	2,330.00										
2024	2024-660022874	WEATHERHOLT, ALAN M &			3	417,590	1000	23,782	2,285.00										
2023	2023-660022874	WEATHERHOLT, ALAN M &			3	307,514	1000	23,781	2,229.00										
2022	2022-660022874	WEATHERHOLT, ALAN M &			3	289,153	1000	23,781	2,330.00										
2021	2021-660022874	WEATHERHOLT, ALAN M &			3	275,327	1000	23,781	2,301.00										
2020	2020-660022874	WEATHERHOLT, ALAN M &			3	273,275	1000	23,782	2,297.00										
2019	2019-660022874	WEATHERHOLT, ALAN M &			3	259,188	1000	23,781	2,299.00										
2018	2018-660022874	WEATHERHOLT, ALAN M &			3	270,306	1000	23,781	2,214.00										
2017	2017-660022874	WEATHERHOLT, ALAN M &			3	267,217	1000	23,781	2,237.00										
2016	2016-660022874	WEATHERHOLT, ALAN M &			3	260,836	1000	23,781	2,239.00										
2015	2015-660022874	WEATHERHOLT, ALAN M &			3	253,879	1000	23,781	2,255.00										
2014	2014-660022874	WEATHERHOLT, ALAN M &			3	247,125	1000	23,781	2,276.00										
2013	2013-660022874	WEATHERHOLT, ALAN M &			3	234,593	1000	23,781	2,228.00										



Rogers

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Date 04/16/2026
Time 21:47:50
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.101	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,960.00 x 2.55 = 122,232	
Factor Value		
Adjustments	1.0000	
Lot Value	122,232	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,694 / 2,873
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,694
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	714 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	375,146	130.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	419,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.43	Total Misc Impr	+	22,955			
Roofing Adj	+ 3.29	Garage Cost	+	26,604			
Subfloor Adj	+ -2.11	Total RCN	=	388,372			
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	132,046			
Plumbing Adj	+ 8.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	256,326			
Adj Base Cost	= 117.93	Lot Value	+	122,232			
Total Area	x 2,873	Indicated Value	=	378,558			
Adjusted Cost	= 338,813	Value Per SqFt		131.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,326		
Lot Value	122,232		
Indicated Value	378,558	131.76	Per SqFt
Agland Value			
Site Improvements	27,785		
Total Value	406,343	141.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	56229	330		330	28.38		9,365
PRCH	SLAB PORCH - COVERED	56230	250		250	28.64		7,160



Rogers

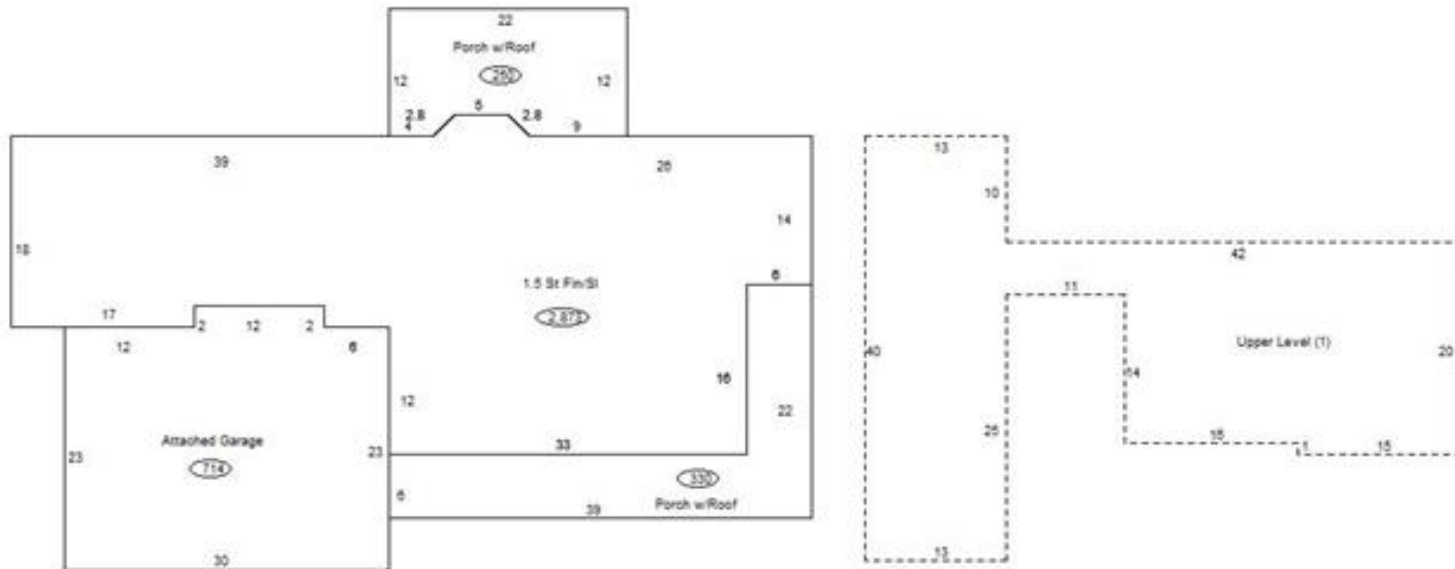
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Date 04/16/2026
 Time 21:47:50
 Page 3

Sketch Image

660022874



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,694	1.696	2,873
2	G	1		13	Attached Garage	714	1.000	714
3	M	PRCH		13	SLBC	330	1.000	330
4	M	PRCH		13	SLBC	250	1.000	250
5	U	^UL		13	Upper Level (1)	1,179	1.000	1,179
Total Building Area						1,694		2,873



Rogers


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Date 04/16/2026
Time 21:47:51
Page 4

660022874

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 1,200)	32,688	32,688	4,903	27,785