



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:38:45
Page 1

Assessment Data					Primary Image				
Account	660030825								
Parcel ID	23N16E-35-2-00000-000-0000								
Cadastral ID	35-23-16-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	13 - FOYIL/ NW FIRE								
Name ID	344003								
WEAVER, WAYLON J COOK									
14480 E 400 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14280 E 400 RD UNIT A & B								
Subdivision									
Lot/Block	/	Parcel Size	4.95 - Acres						
Sec/Twn/Rng	35 / 23 / 16 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.43594945 -95.57247996									
NE NW LESS W 120', E 1022', N 726'. & LESS TR DESC 2025-017105 AS COMM NW/C NE NW; N88.2812E 416.77' TO POB; S01.3307E 726'; S88 2612W 416.77'; S01.3307E 595.96'; N88.2606E 1319.06'; N01.3352W 1321.93'; S88.2812W 902' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R17	R17-POSS NEW SHOP	10/2016	11/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WEAVER, NITA E	04/03/2024		WB					
/	BENTLEY, JESSE E LIFE ESTATE	12/16/2021	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax	
Remove Cap	0	Land Value	560	560	11%	Assessed	15,657	1,607.68	
Year Frozen	0	Improvements	141,774	141,774		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-89.00	
TIF Project ID	0	Total Value	142,334	142,334		Total Taxable	14,657	1,519.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030825	WEAVER, WAYLON J COOK	13	216,752	1000	22,245	2,298.00		
2024	2024-660030825	WEAVER, WAYLON J COOK	13	207,851	0	22,567	2,371.00		
2023	2023-660030825	WEAVER, NITA E	13	117,946	0	12,974	1,361.00		
2022	2022-660030825	WEAVER, NITA E	13	118,013	0	12,981	1,348.00		
2021	2021-660030825	BENTLEY, JESSE E LIFE ESTATE	13	125,244	0	13,776	1,383.00		
2020	2020-660030825	BENTLEY, JESSE E LIFE ESTATE	13	127,026	0	13,895	1,444.00		
2019	2019-660030825	BENTLEY, JESSE E LIFE ESTATE	13	122,648	0	13,491	1,399.00		
2018	2018-660030825	BENTLEY, JESSE E LIFE ESTATE	13	135,519	0	14,908	1,526.00		
2017	2017-660030825	BENTLEY, JESSE E LIFE ESTATE	13	133,562	0	14,691	1,482.00		
2016	2016-660030825	BENTLEY, JESSE E LIFE ESTATE	13	116,767	0	12,375	1,304.00		
2015	2015-660030825	BENTLEY, JESSE E LIFE ESTATE	13	112,679	0	12,015	1,243.00		
2014	2014-660030825	BENTLEY, JESSE E LIFE ESTATE	13	113,769	0	11,666	1,172.00		
2013	2013-660030825	BENTLEY, JESSE E LIFE ESTATE	13	112,745	0	11,326	1,120.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:38:45
Page 2

Lot Data - CHELSEA FOYIL 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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/26/2021

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,030 / 2,030
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,030
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	1967 / 59

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	

Cost Approach		Manual : 01/2025	
Base Cost	104.99	Total Misc Impr	+ 9,556
Roofing Adj	+ 4.59	Garage Cost	+ 18,384
Subfloor Adj	+ -2.15	Total RCN	= 269,490
Heat/Cool Adj	+ 6.02	Depreciation (61%)	- 164,389
Plumbing Adj	+ 5.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,101
Adj Base Cost	= 118.99	Lot Value	+ 105,101
Total Area	x 2,030	Indicated Value	= 105,101
Adjusted Cost	= 241,550	Value Per SqFt	51.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,101		
Lot Value			
Indicated Value	105,101	51.77	Per SqFt
Agland Value	560		
Site Improvements	36,673		
Total Value	142,334	70.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	73041	32x8		256	25.61		6,556
PATO	SLAB PORCH - OPEN	73042	25x14		350	8.57		3,000



Rogers

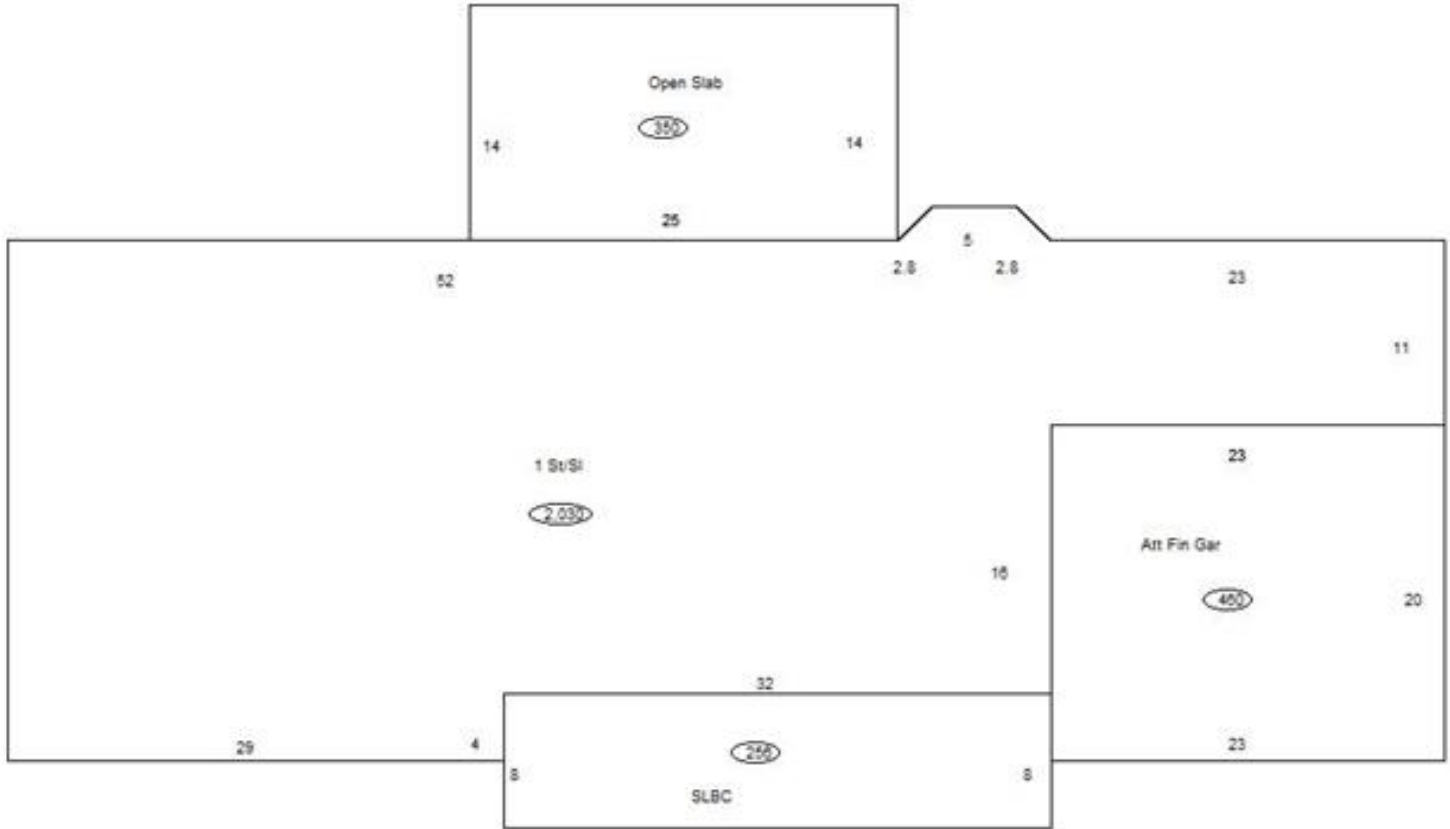
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:38:45
 Page 3

Sketch Image

660030825



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,030	1.000	2,030
2	G	5		10	Att Fin Gar	460	1.000	460
3	M	PRCH		10	SLBC	256	1.000	256
4	M	PATO		10	Open Slab	350	1.000	350
Total Building Area						2,030		2,030



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:38:45
 Page 4

660030825

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2016	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (30.80 x 1,200) 36,960			36,960 5,544	31,416



Code	Description	Dimensions	Floor	Roofing	Total Units
CPDT	Carport - Detached	10x20x8	Dirt	Formed Metal	200
Qual 2	Cond 1	Year 2010	Eff Age 22		

Valuation Summary	Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
Base Cost (5.04 x 200) 1,008			1,008 736	272



Code	Description	Dimensions	Floor	Roofing	Total Units
GRDT	Garage - Detached	30x40x8	Concrete	Composition Shingle	1,200
Qual 2	Cond 2	Year 1970	Eff Age 56		

Valuation Summary	Modifier Total	RCN	Depr (76% Phys/ % Func)	RCNLD
Base Cost (17.31 x 1,200) 20,772			20,772 15,787	4,985



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:38:45
Page 5

Agland Inventory

660030825

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			2.500	36	36	90	90
TMBR Totals						2.500			90	90
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			2.450	192	192	470	470
NTV PST Totals						2.450			470	470
Total Agland						4.950			560	560