



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 660096140 Parcel ID 19N17E-28-4-00000-000-0001 Cadastral ID 28-19-17-00361 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 311689 WEAVER, ROBIN FIGHTMASTER IRREVOCABLE TRUST 35428 S 4220 RD INOLA OK 74036-0000 Parcel Location Situs 35428 S 4220 RD Subdivision Lot/Block / Parcel Size 12.64 - Acres Sec/Twn/Rng 28 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>660096140_002.JPG 11/11/2025</p>																																																																
Legal Description Lat/Long: 36.09756137 -95.49985465 COMM SE/C NE; N00-06-46W ALG E/L 323.96' TO POB; N89-57-57W 1134.12'; S00-05-31E 323.96'; N89-57-57W 1495.52'; N00-05-31W 348 96'; S89-57-57E 2630.61'; S00-09-46E ALG E/L 25' TO POB.																																																																					
Exemptions					Building Permits																																																																
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660096140	WEAVER, ROBIN FIGHTMASTER	2	383,836	0	35,994	2,882.00																																																														
2024	2024-660096140	WEAVER, ROBIN FIGHTMASTER	2	357,407	0	34,945	2,810.00																																																														
2023	2023-660096140	WEAVER, ROBIN FIGHTMASTER	2	371,187	0	33,928	2,733.00																																																														
2022	2022-660096140	WEAVER, ROBIN FIGHTMASTER	2	370,324	0	32,939	2,672.00																																																														
2021	2021-660096140	WEAVER, ROBIN FIGHTMASTER	2	291,924	0	31,980	2,563.00																																																														
2020	2020-660096140	WEAVER, ROBIN FIGHTMASTER	2	289,568	0	31,049	2,508.00																																																														
2019	2019-660096140	WEAVER, ROBIN FIGHTMASTER	2	274,036	0	30,144	2,490.00																																																														
2018	2018-660096140	WEAVER, ROBIN FIGHTMASTER	2	279,098	0	30,700	2,563.00																																																														
2017	2017-660096140	WEAVER, ROBIN FIGHTMASTER	2	278,399	0	30,530	2,569.00																																																														
2016	2016-660096140	WEAVER, ROBIN FIGHTMASTER	2	270,841	0	29,641	2,522.00																																																														
2015	2015-660096140	WEAVER, ROBIN FIGHTMASTER	2	261,609	0	28,777	2,497.00																																																														
2014	2014-660096140	WEAVER, ROBIN FIGHTMASTER	2	2,921	0	321	29.00																																																														
2013	2013-660096140	MOOTRY, JASON & SHANNON	2	2,924	0	322	27.00																																																														



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		660096140_002.JPG
Adjustments		11/11/2025
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,036 / 2,562
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,036
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	519 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2014 / 9

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	100.49	Total Misc Impr	+ 39,893
Roofing Adj	+ 4.26	Garage Cost	+ 25,680
Subfloor Adj	+ -2.70	Total RCN	= 387,975
Heat/Cool Adj	+ 14.47	Depreciation (9%)	- 34,918
Plumbing Adj	+ 9.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 353,057
Adj Base Cost	= 125.84	Lot Value	+ 353,057
Total Area	x 2,562	Indicated Value	= 353,057
Adjusted Cost	= 322,402	Value Per SqFt	137.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	353,057		
Lot Value			
Indicated Value	353,057	137.81	Per SqFt
Agland Value	1,680		
Site Improvements	78,789		
Total Value	786,583	307.02	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
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	120243	370		370	28.25		10,453
PRCH	SLAB PORCH - COVERED	120244	576		576	27.67		15,938
SOLP	Solar Panels		20		20	353.59		7,072



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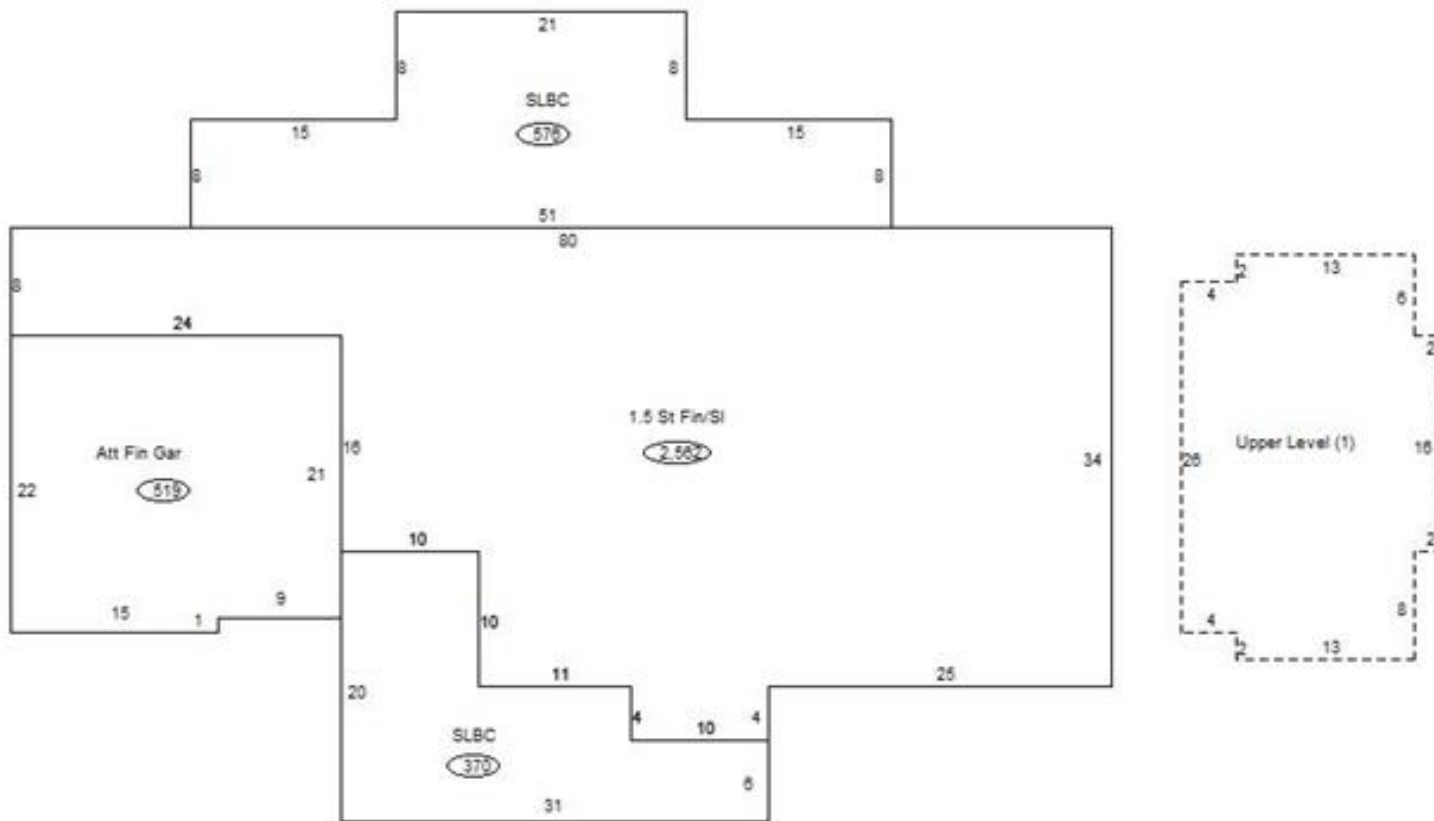
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,036	1.258	2,562
2	U	^UL		13	Upper Level (1)	526	1.000	526
3	G	5		13	Att Fin Gar	519	1.000	519
4	M	PRCH		13	SLBC	370	1.000	370
5	M	PRCH		13	SLBC	576	1.000	576
Total Building Area						2,036		2,562



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 4	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary Base Cost (35.77 x 1,200) 42,924		Modifier Total	RCN 42,924	Depr (17% Phys/ % Func) 7,297	RCNLD 35,627
	UTIL	Utility Building	36x50x14	Concrete	Formed Metal	1,800
	Qual 3	Cond 3	Year 2014	Eff Age 9		
	Valuation Summary Base Cost (28.89 x 1,800) 52,002		Modifier Total	RCN 52,002	Depr (17% Phys/ % Func) 8,840	RCNLD 43,162



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.375	122	122	46	46
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.113	54	54	222	222
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.683	168	168	115	115
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.396	192	192	460	460
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			2.284	216	216	493	493
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			1.462	235	235	344	344
W	WATER	TMBR	0			1.329	0	0	0	0
TMBR Totals						12.640			1,680	1,680
Total Agland						12.640			1,680	1,680