




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:21:36
Page 1

Assessment Data					Primary Image																																																																																												
Account 660099658 Parcel ID 20N15E-03-2-00000-000-0101 Cadastral ID 03-20-15-01250 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 346409 WEILERT HOLDINGS LLC 5505 N BIRD CREEK AVE CATOOSA OK 74015-0000 Parcel Location Situs 25053 S 4100 RD Subdivision Lot/Block / Parcel Size 4.93 - Acres Sec/Twn/Rng 3 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-04\IMG_001 11/5/2021</p>																																																																																												
Legal Description Lat/Long: 36.24830383 -95.70780260 N 715' W2 LOT 4 LYING S HWY 266 & LESS E 190' & LESS S 130' W 190'																																																																																																	
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 Time 09:21:36
 Page 2

Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.2984 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 230,800.00 x .34 = 78,391 Factor Value Adjustments 2.4682 Lot Value 193,485		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,160 / 2,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,160
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1954 / 33

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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	103.94	Total Misc Impr	+ 31,573				
Roofing Adj	+ 4.61	Garage Cost	+ 20,220				
Subfloor Adj	+ -2.19	Total RCN	= 324,342				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 132,980				
Plumbing Adj	+ 7.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 191,362				
Adj Base Cost	= 126.18	Lot Value	+ 193,485				
Total Area	x 2,160	Indicated Value	= 384,847				
Adjusted Cost	= 272,549	Value Per SqFt	178.17				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,362		
Lot Value	193,485		
Indicated Value	384,847	178.17	Per SqFt
Agland Value			
Site Improvements	40,153		
Total Value	425,000	196.76	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	5,615.40		5,615
EPSW	Enclosed Porch - Solid Wall	5070	28x6		168	69.42		11,663
PRCH	Slab Porch - Covered	5071	434		434	25.57		11,097
PATO	Slab Porch - Open	135908	23x16		368	8.69		3,198

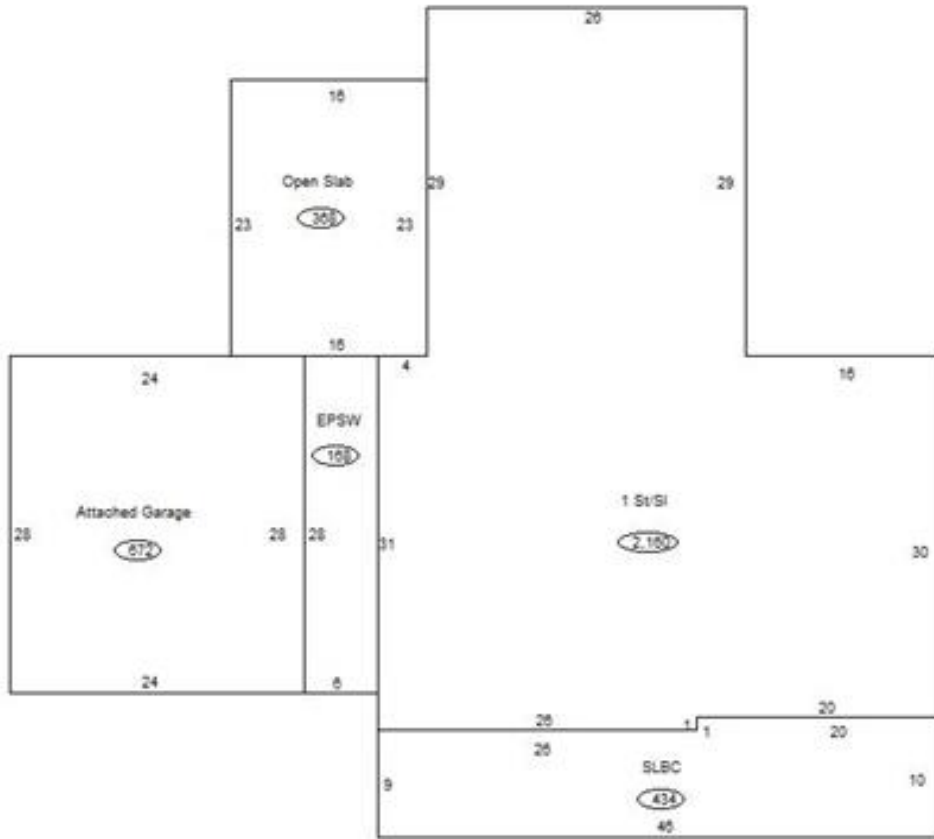


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 Page 3

Sketch Image

660099658



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	672	1.000	672
2	M	EPSW		13	EPSW	168	1.000	168
3	M	PRCH		13	SLBC	434	1.000	434
4	R	1	Slab	13	1 St/SI	2,160	1.000	2,160
5	M	PATO		13	Open Slab	368	1.000	368
Total Building Area						2,160		2,160



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 Page 4

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	15x12x8	Dirt	Galvanized Metal	180
	Qual 2	Cond 2	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (12.98 x 180)		2,336		2,336 327		2,009
	UTIL	Utility Building	40x30x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)		RCNLD
Base Cost (31.23 x 1,200)		37,476		37,476 4,872		32,604
	SHDS	Shed - Small	10x20x6	Concrete	Composition Shingle	200
	Qual 2	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD
Base Cost (18.80 x 200)		3,760		3,760 1,203		2,557
	PCPT	Carport - Portable	18x25x10	Concrete	Formed Metal	450
	Qual 3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (5.67 x 450)		2,552		2,552 715		1,837
	SHDS	Shed - Small	8x8x6	Concrete	Composition Shingle	64
	Qual 2	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD
Base Cost (26.34 x 64)		1,686		1,686 540		1,146