



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:51:51
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Assessment Data				Primary Image					
Account	660106691			<p>660106691_001.JPG 5/13/2024</p>					
Parcel ID	19N16E-03-4-00000-003-0000								
Cadastral ID	03-19-16-00620								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	338631								
WEAVER, CARTER AARON & KYLIE RENEE									
PO BOX 321 INOLA OK 74036-0000									
Parcel Location									
Situs	31750 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	3 / 19 / 16 / 4								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15109926 -95.58527651									
TR DESC 2024-012045 AS COMM SE/C SEC; N02.0100W 989.93' TO POB; S88.2809W 660.066'; N01.5305W 330.32'; N88.2905E 660.28'; S02 0100E 329.98' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 291	R24 NEW SFR 3808 SQ FT	09/2023	05/2024	225,000					
S22	SPLIT	05/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	WEAVER, GREGORY G & GLORIA-DEI	09/17/2024	0	4
					/	BINAM, MYRTLE ALENE ET AL	03/04/2022	140,000	21
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	134,071	76,871	11%	8,456	Assessed	40,626 3,252.52	
Year Frozen		Improvements	292,453	292,453		32,170	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	426,524	369,324		40,626	Total Taxable	40,626 3,253.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106691	WEAVER, CARTER AARON &	2	351,738	0	38,691	3,098.00		
2024	2024-660106691	WEAVER, CARTER AARON &	2	70,125	0	7,714	620.00		
2023	2023-660106691	WEAVER, GREGORY G & GLORIA DENISE	2	140,003	0	15,400	1,240.00		
2022	2022-660106691	WEAVER, GREGORY G & GLORIA DENISE	2	1,985	0	218	18.00		



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Lot Data		Square-Foot - NBHD 1916 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	5.1228		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		1
			0
Method	Square-Foot		
Base Lot Value	223,149.00 x .48 = 107,257		
Factor Value	26,814		
Adjustments			
Lot Value	134,071		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Veneer, Stone
Base/Total Area	1,808 / 1,808
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,808
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,560 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	95.88	Total Misc Impr	+ 26,917
Roofing Adj	+ 5.25	Garage Cost	+ 58,250
Subfloor Adj	+ -2.18	Total RCN	= 298,421
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,968
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 292,453
Adj Base Cost	= 117.95	Lot Value	+ 134,071
Total Area	x 1,808	Indicated Value	= 426,524
Adjusted Cost	= 213,254	Value Per SqFt	235.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	292,453		
Lot Value	134,071		
Indicated Value	426,524	235.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	426,524	235.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	160085	592		592	25.22		14,930
PRCH	Slab Porch - Covered	160086	12x10		120	26.55		3,186
PRCH	Slab Porch - Covered	160087	12x10		120	26.55		3,186
FPR1	Fireplace - Residential 1 Story			1 2024	1	5,615.40		5,615



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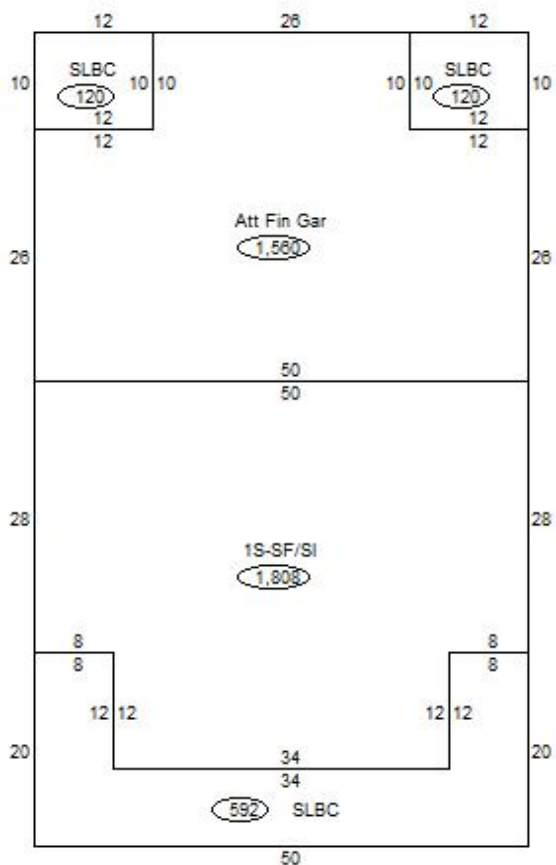
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Sketch Image

660106691



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,808	1.000	1,808
2	G	5		13	Att Fin Gar	1,560	1.000	1,560
3	M	PRCH		13	SLBC	592	1.000	592
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,808		1,808