



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	660000071								
Parcel ID	20N15E-01-3-00000-000-0000								
Cadastral ID	01-20-15-00400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	326882								
XIONG, SONG & THOMAS HER									
25883 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25883 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	11.65 - Acres						
Sec/Twn/Rng	1 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23594620 -95.67080357									
S2 SW SW LYING W OF TPK LESS W 264' N 165' S2 SW SW & LESS TR DESC AS COMM SW/C SEC; N 165' TO POB; N 165' E 264'; S 165'; W 264' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R21- MARIJUANA GROWER	05/2020	08/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOFFMAN, FREIDA MAE &	02/13/2019	255,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2020	Land Value	158,765	91,435	11%	10,058	Assessed	33,627	3,501.64
Year Frozen	0	Improvements	240,662	214,259		23,569	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	399,427	305,694		33,627	Total Taxable	32,627	3,415.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000071	XIONG, SONG &	4	383,195	1000	31,647	3,313.00		
2024	2024-660000071	XIONG, SONG &	4	398,937	1000	30,696	2,953.00		
2023	2023-660000071	XIONG, SONG &	4	281,215	1000	29,774	2,821.00		
2022	2022-660000071	XIONG, SONG &	4	278,787	1000	28,007	2,702.00		
2021	2021-660000071	XIONG, SONG &	4	256,017	1000	27,162	2,552.00		
2020	2020-660000071	XIONG, SONG &	4	254,581	1000	27,004	2,542.00		
2019	2019-660000071	XIONG, SONG &	4	117,709	1000	11,948	1,148.00		
2018	2018-660000071	HOFFMAN, FREIDA MAE &	4	123,690	1000	12,606	1,212.00		
2017	2017-660000071	HOFFMAN, FREIDA MAE &	4	122,454	1000	12,470	1,202.00		
2016	2016-660000071	HOFFMAN, FREIDA MAE &	4	118,949	1000	12,084	1,169.00		
2015	2015-660000071	HOFFMAN, FREIDA MAE &	4	117,593	1000	11,844	1,154.00		
2014	2014-660000071	HOFFMAN, FREIDA MAE &	4	120,224	1000	11,470	1,058.00		
2013	2013-660000071	HOFFMAN, E L JR &	4	112,563	1000	11,107	1,062.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 12.679 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE 0 Method Square-Foot Base Lot Value 552,297.00 x .29 = 158,765 Factor Value Adjustments 1.0000 Lot Value 158,765		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,948 / 1,948
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,948
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1976 / 19

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,819	107.71	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.11	Total Misc Impr	+	16,734			
Roofing Adj	+ 4.72	Garage Cost	+	17,024			
Subfloor Adj	+ -2.22	Total RCN	=	298,725			
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	65,720			
Plumbing Adj	+ 12.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	233,005			
Adj Base Cost	= 136.02	Lot Value	+	158,765			
Total Area	x 1,948	Indicated Value	=	391,770			
Adjusted Cost	= 264,967	Value Per SqFt		201.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,005		
Lot Value	158,765		
Indicated Value	391,770	201.11	Per SqFt
Agland Value			
Site Improvements	7,657		
Total Value	399,427	205.04	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2014	1	0.00	
GENR	Generator - Residential Standby	0		1	1	2,800.00	2,800
PRCH	Porch	192	6x4		24	26.85	644
EPSW	Enclosed Porch - Solid Wall	193	16x12		192	69.22	13,290



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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	1	Slab	13	1 St/SI	1,948	1.000	1,948
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	EPSW		13	EPSW	192	1.000	192
Total Building Area						1,948		1,948



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Formed Metal	64
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (27.90 x 64)		1,786	1,786	822	964
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual	2	Cond 3.5	Year 2005	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	
	Base Cost (22.60 x 96)		2,170	2,170	1,107	1,063
	BNGP	Barn - General Purpose	20x20x10	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (26.39 x 400)		10,556	10,556	5,489	5,067
	LNT0	Lean To - Attached	8x20x8	Concrete	Formed Metal	160
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	
	Base Cost (14.09 x 160)		2,254	2,254	1,691	563