



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 660002235 Parcel ID 000000-00-0-00216-005-0006 Cadastral ID 03-21-14-01720 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 334565 THAO, LEE & MAY XIONG 12215 N 151ST E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12215 N 151ST E AVE Subdivision COUNTRY FARE SUB Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.33181434 -95.80543942																																																						
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	XIONG, MICHAEL & XAI VANG	05/26/2021	0	4																																													
					2622/563	THAO, BEE & FOUA VANG	03/03/2017	0	4																																													
					2520/23	CMR FARM & RANCH PROPERTIES LL	12/29/2015	21,000	YES																																													
					2485/504	CMR FARM & RANCH PROPERTIES	07/14/2015	0	4																																													
					2406/562	COOKSON, CATHERINE JESSIE	06/09/2014	0	1																																													
					0/0	COOKSON, DONALD LEE	05/28/2009		4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value 60,694</td> <td>26,695</td> <td>11%</td> <td>2,936</td> <td>Assessed</td> <td>3,782</td> <td>370.48</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 974</td> <td>974</td> <td></td> <td>107</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 6,722</td> <td>6,722</td> <td></td> <td>739</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 68,390</td> <td>34,391</td> <td></td> <td>3,782</td> <td>Total Taxable</td> <td>3,782</td> <td>370.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2016	Land Value 60,694	26,695	11%	2,936	Assessed	3,782	370.48	Year Frozen	0	Improvements 974	974		107	Penalty	0		Uncapped Value	0	Mobile Home 6,722	6,722		739	Exemption	0	0.00	TIF Project ID	0	Total Value 68,390	34,391		3,782	Total Taxable	3,782	370.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002235	THAO, LEE & MAY XIONG	16	68,176	0	3,603	353.00																																															
2024	2024-660002235	THAO, LEE & MAY XIONG	16	76,793	0	3,431	330.00																																															
2023	2023-660002235	THAO, LEE & MAY XIONG	16	43,111	0	3,269	306.00																																															
2022	2022-660002235	THAO, LEE & MAY XIONG	16	45,884	0	3,112	305.00																																															
2021	2021-660002235	THAO, LEE & MAY XIONG	16	31,064	0	2,965	287.00																																															
2020	2020-660002235	XIONG, MICHAEL & XAI VANG	16	26,237	0	2,823	273.00																																															
2019	2019-660002235	XIONG, MICHAEL & XAI VANG	16	25,265	0	2,688	260.00																																															
2018	2018-660002235	XIONG, MICHAEL & XAI VANG	16	23,280	0	2,560	238.00																																															
2017	2017-660002235	XIONG, MICHAEL & XAI VANG	16	23,147	0	2,546	239.00																																															
2016	2016-660002235	THAO, BEE & FOUA VANG	16	22,566	0	2,482	234.00																																															
2015	2015-660002235	CMR FARM & RANCH PROPERTIES LLC	16	27,758	0	3,053	290.00																																															
2014	2014-660002235	CMR FARM & RANCH PROPERTIES LLC	16	29,484	0	3,095	296.00																																															
2013	2013-660002235	COOKSON, CATHERINE JESSIE	16	28,239	0	2,948	276.00																																															



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6365	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	27,727.00 x 2.19 = 60,694	
Factor Value		
Adjustments	1.0000	
Lot Value	60,694	

Residential Data	
Type	
Condition	0 -
Quality	0 -
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-29\IMG_004' 7/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+	60,694			
Total Area	x	Indicated Value	=	60,694			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	60,694		
Indicated Value	60,694	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	60,694	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	6 Mobile Home 70 x 14
Condition	1.5 - Low
Quality	1.3 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 66

\\tsclient\C\TOMS PC PICS\2018-03-07 03-07-2018\03-07-2018 01 3/7/2018	
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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	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	29.89	Total Misc Impr	+	29,596			
Roofing Adj	+ 2.40	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	67,218			
Heat/Cool Adj	+ 0.00	Depreciation (90%)	-	60,496			
Plumbing Adj	+ 6.10	Lump Sums	+	974			
Basement Adj	+ 0.00	RCNLD	=	7,696			
Adj Base Cost	= 38.39	Lot Value	+				
Total Area	x 980	Indicated Value	=	7,696			
Adjusted Cost	= 37,622	Value Per SqFt		7.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	7,696		
Lot Value			
Indicated Value	7,696	7.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	7,696	7.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	137603	20x4		80	40.57	70%	974
EPSW	ENCLOSED PORCH - SOLID WALL	137604	70x14		980	30.20		29,596



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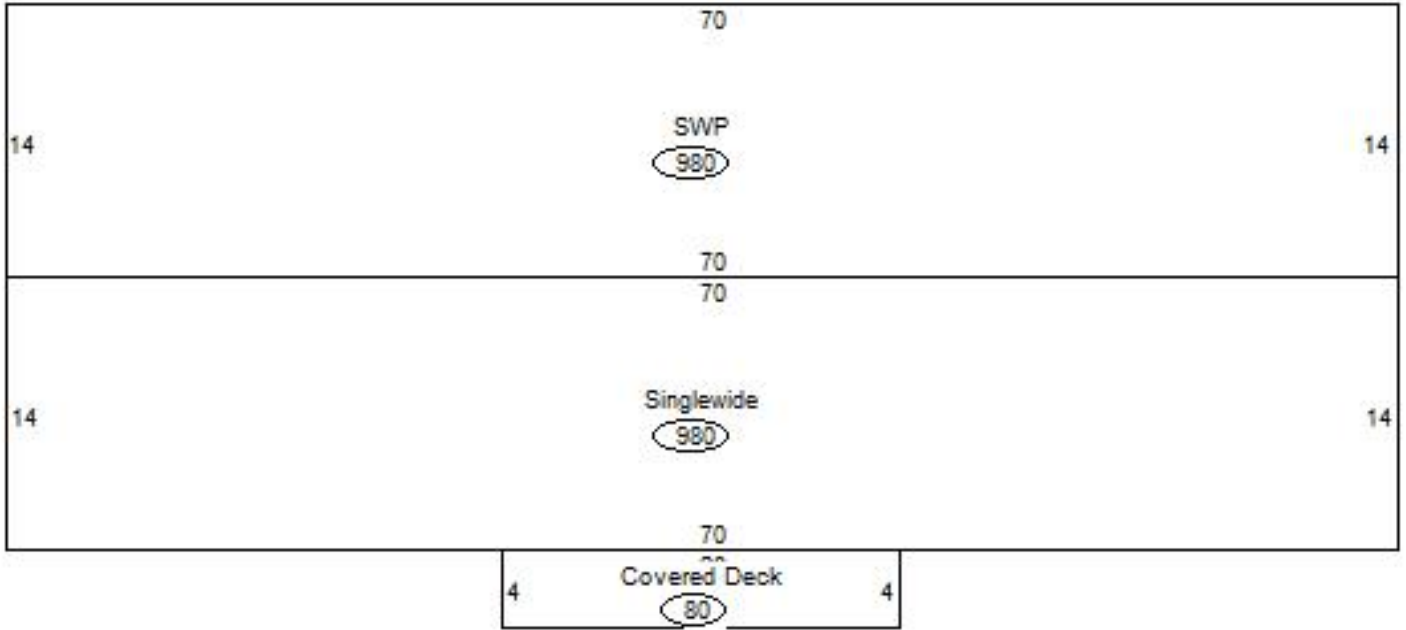
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Sketch Image

660002235



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	980	1.000	980
2	M	WODC		13	WODC	80	1.000	80
3	M	EPSW		13	EPSW	980	1.000	980
Total Building Area						980		980