



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	660012246								
Parcel ID	24N15E-11-3-00000-000-0000								
Cadastral ID	11-24-15-00700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	343424								
XIONG, RICHARD XUE & ANA VUE									
2900 S HWY 169 TALALA OK 74080-0000									
Parcel Location									
Situs	02900 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size	24.59 - Acres						
Sec/Twn/Rng	11 / 24 / 15 / 3								
Neighborhood	4040 - TALALA AREA WEST OF LAKE								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.57058252 -95.68079319									
SE SW LYING N & W OF HWY 169 AND LESS STRIP OF LAND DEEDED TO ODOT ON BOOK 1831-674 DESC AS BEG SW/C OF SE/4 SW/4; TH N01-2848W 33.37'; TH N55.5308E 378.48'; TH S62-0459E 149.77'; TH N26-5908E 1316.42'; TH N88-4513E 169.15'; TH S28-2451W 1140.87'; TH N59-4801W 5'; TH									
Building Permits									
Number	Description	Opened	Closed	Amount					
R4	R4-DWIDE MH PER DPS 8/03	10/2003	01/2004						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DONATHAN, JON K	12/21/2023	278,000	WG					
1459/433	RAY, TOMMY T	03/14/2003	55,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2024	Land Value	4,383	4,383	11%	482	Assessed	9,236 999.16	
Year Frozen	0	Improvements	106,724	79,581		8,754	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	111,107	83,964		9,236	Total Taxable	9,236 999.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012246	XIONG, RICHARD XUE &	10	98,693	0	8,967	970.00		
2024	2024-660012246	XIONG, RICHARD XUE &	10	79,145	0	8,705	912.00		
2023	2023-660012246	DONATHAN, JON K	10	76,916	0	8,141	847.00		
2022	2022-660012246	DONATHAN, JON K	10	71,850	0	7,904	818.00		
2021	2021-660012246	DONATHAN, JON K	10	81,007	0	8,911	929.00		
2020	2020-660012246	DONATHAN, JON K	10	81,301	0	8,767	927.00		
2019	2019-660012246	DONATHAN, JON K	10	77,722	0	8,511	883.00		
2018	2018-660012246	DONATHAN, JON K	10	80,761	0	8,264	888.00		
2017	2017-660012246	DONATHAN, JON K	10	79,916	0	8,023	912.00		
2016	2016-660012246	DONATHAN, JON K	10	72,800	0	7,789	807.00		
2015	2015-660012246	DONATHAN, JON K	10	68,751	0	7,562	740.00		
2014	2014-660012246	DONATHAN, JON K	10	68,819	0	7,570	741.00		
2013	2013-660012246	DONATHAN, JON K	10	68,819	0	7,570	716.00		



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
 Lot Count
 Units Buildable
 Non-Ag Acres 0
 Topography
 Street Access
 Utilities
 Amenities LAND QUALITY
 Method Units-Buildable
 Base Lot Value
 Factor Value
 Adjustments
 Lot Value



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Residential Data

Type
 Condition -
 Quality -
 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 /

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

Value Reconciliation

Selected Approach Cost Approach
 Improvements
 Lot Value
 Indicated Value 0.00 Per SqFt
 Aground Value 4,383
 Site Improvements 33,904
 Total Value 38,287 0.00 Total Value Per SqFt

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	+	
Total Area	x	Indicated Value	=	
Adjusted Cost	= 0	Value Per SqFt		0.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER			2020	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop/Slab	34x30x8	Base		1,020
	Qual	2	Cond 2	Year	Eff Age 2	
	Valuation Summary Base Cost (31.70 x 1,020) 32,334		Modifier Total	RCN 32,334	Depr (3% Phys/ % Func) 970	RCNLD 31,364
	STF	STG FAIR	0x0x0			288
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 288) 1,348		Modifier Total	RCN 1,348	Depr (100% Phys/ % Func) 1,348	RCNLD
	DTGF	DETACHED GARAGE FAIR	0x0x0			616
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (16.00 x 616) 9,856		Modifier Total	RCN 9,856	Depr (100% Phys/ % Func) 9,856	RCNLD
	PATO	Patio - Open	34x8x0	Concrete		272
	Qual	0	Cond 0	Year	Eff Age	
	Valuation Summary Base Cost (9.34 x 272) 2,540		Modifier Total	RCN 2,540	Depr (0% Phys/ % Func)	RCNLD 2,540
	GHF	Greenhouse	0x0x0			
	Qual		Cond	Year	Eff Age	
				0		
Valuation Summary Base Cost (5.00 x)		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data		GRM Approach	
Type	6 Mobile Home 76 x 28	GRM Code	
Condition	4.5 - Good	Gross Rent	0.00
Quality	4.5 - Good	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Double Wide	MRA Code	
Exterior Wall	100% Lap	Adjusted R	
Base/Total Area	2,128 / 2,128	Indicated Value	
Style	100% Double Wide	Direct Comparables	
HVAC	100% Warmed & Cooled Air	Selection Model	1 Res
Roof Cover	1 Composition Shingle	Adjustment Model	A2 AO Test
Area on Slab	0	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	72,820
Remodel		Lot Value	
Year/Eff Age	2004 / 12	Indicated Value	72,820 34.22 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	72,820 34.22 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	40.37	Total Misc Impr	+ 0
Roofing Adj	+ 3.56	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 123,424
Heat/Cool Adj	+ 2.98	Depreciation (41%)	- 50,604
Plumbing Adj	+ 11.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 72,820
Adj Base Cost	= 58.00	Lot Value	+ 0
Total Area	x 2,128	Indicated Value	= 72,820
Adjusted Cost	= 123,424	Value Per SqFt	34.22
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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	14		10	Doublewide	2,128	1.000	2,128
Total Building Area						2,128		2,128



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	3.000	72	72	216	216
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	19.390	192	192	3,723	3,723
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	2.200	202	202	444	444
NTV PST Totals						24.590			4,383	4,383
Total Agland						24.590			4,383	4,383