



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 11:00:28  
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Assessment Data					Primary Image				
<b>Account</b> 660012283 <b>Parcel ID</b> 24N18E-11-4-00000-000-0000 <b>Cadastral ID</b> 11-24-18-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 345777 VANG, TINA  2550 S 4300 RD BIG CABIN OK 74332-0000  <b>Parcel Location</b> <b>Situs</b> 02550 S 4300 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 11 / 24 / 18 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (366)\IMG_0007.JPG 8/9/2024</p>				
<b>Legal Description</b> Lat/Long: 36.57449087 -95.34852412									
N2 NE SE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					CV20	CV23-POSS MED MARI GROWER	11/2020		
					R20	R21- NEW ADDRESS FOR MH	05/2020	08/2020	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	YANG, PHOUA	10/22/2024	0	4
					/	HER, KAY & NOUCHAO	03/25/2021	225,000	YES
					/	SMITH, DEBRA ANN	01/21/2020	63,000	YES
					1101/696	MAGGARD, BILLY DEAN	03/09/1998	0	No
					1066/584	MAGGARD, MERLE GENE TRUSTEE T	05/20/1997	0	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>
Remove Cap	2022	<b>Land Value</b>	2,901	2,901	11%	319	<b>Assessed</b>	7,450	616.49
Year Frozen	0	<b>Improvements</b>	51,060	33,395		3,674	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	31,429	31,429		3,457	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	85,390	67,725		7,450	<b>Total Taxable</b>	7,450	616.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660012283	VANG, TINA			14	76,249	0	7,233	599.00
2024	2024-660012283	YANG, PHOUA			14	72,106	0	7,022	593.00
2023	2023-660012283	YANG, PHOUA			14	64,236	0	6,818	581.00
2022	2022-660012283	THAO, MOLLY M &			14	53,446	0	5,879	497.00
2021	2021-660012283	THAO, MOLLY M &			14	44,436	0	4,888	414.00
2020	2020-660012283	HER, KAY			14	2,901	0	319	27.00
2019	2019-660012283	SMITH, DEBRA ANN			14	2,901	0	319	27.00
2018	2018-660012283	SMITH, DEBRA ANN			14	2,898	0	319	27.00
2017	2017-660012283	SMITH, DEBRA ANN			14	2,901	0	319	27.00
2016	2016-660012283	SMITH, DEBRA ANN			14	2,901	0	319	28.00
2015	2015-660012283	SMITH, DEBRA ANN			14	2,901	0	319	27.00
2014	2014-660012283	SMITH, DEBRA ANN			14	2,898	0	319	28.00
2013	2013-660012283	SMITH, DEBRA ANN			14	2,898	0	319	28.00



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<b>Lot Data</b>	
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	



<b>Residential Data</b>	
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
Agland Value	2,901
Site Improvements	38,208
Total Value	41,109 0.00 Total Value Per SqFt

<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
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
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	2	Cond	Year	2020	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (31.84 x 1,200)		38,208		38,208		38,208
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.68 x )						



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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 72 x 16	GRM Code	
Condition	2.3 - Fair	Gross Rent	0.00
Quality	2.3 - Fair	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Single Wide	MRA Code	
Exterior Wall	100% Frame, Siding, Vinyl	Adjusted R	
Base/Total Area	1,152 / 1,152	Indicated Value	
Style	100% Single 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	31,429
Remodel		Lot Value	
Year/Eff Age	2014 / 11	Indicated Value	31,429 27.28 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	31,429 27.28 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	32.32	Total Misc Impr	+ 0
Roofing Adj	+ 2.53	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 52,381
Heat/Cool Adj	+ 3.48	Depreciation ( 40%)	- 20,952
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 31,429
Adj Base Cost	= 45.47	Lot Value	+ 31,429
Total Area	x 1,152	Indicated Value	= 31,429
Adjusted Cost	= 52,381	Value Per SqFt	27.28
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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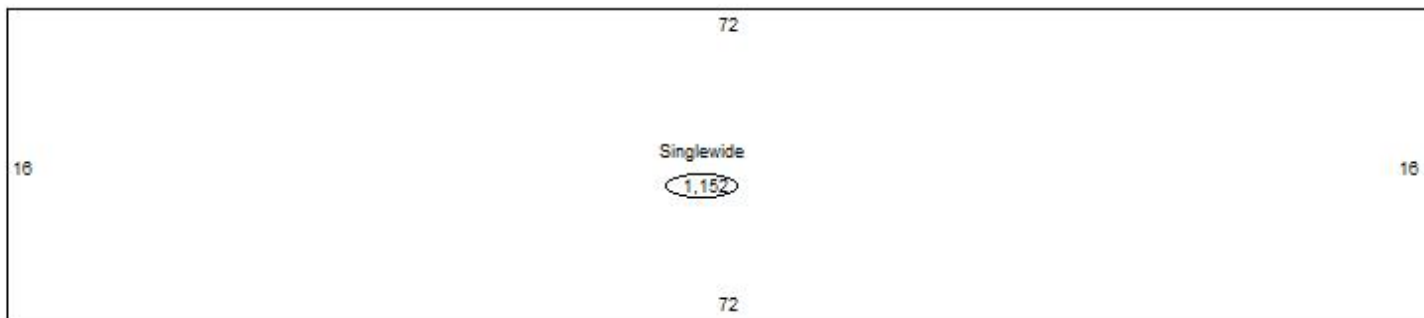
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,152	1.000	1,152
<b>Total Building Area</b>						1,152		1,152



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b>            Image ID            Image Date            Name            Description         </div>
<b>Cost Approach</b> Manual Date 01/2025 Total Building Area 6,480 Total Base Value 34,020 Modifier Value Misc Improvements Replacement Cost New 34,020 Phys/Func Depreciation Loss () RCN Less Phys/Func 12,852 Economic Depreciation RCNLD (All Sources) 12,852 Depreciated Improvements Outbuilding Value Total Improvement Value 12,852 Land Value Cost Approach Value 12,852 1.98/SqFt	
<b>Income Approach</b> Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	



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Account 660012283  
Parcel ID 24N18E-11-4-00000-000-0000  
Cadastral ID 11-24-18-01200

Tax Area Code 14  
Property Class RA  
Owners Name VANG, TINA

### Building Data

Building ID 5109  
Building Sequence 1  
Occupancy 1 170 Institutional Greenhouse, Small 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 720  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2022  
Effective Age 3  
Construction Class 1 - Residential Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall  
Heating/Cooling  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 5.25  
Wall Cost 0.00  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 5.25  
Total Area 720  
Base RCN 3,780  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 3,780  
Physical Depreciation  
Functional Depreciation  
Total Depreciation  
Total RCNLD 3,780  
Lump Sums  
Total Building Value 3,780 \$ 5.25 Per SqFt



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Account 660012283  
Parcel ID 24N18E-11-4-00000-000-0000  
Cadastral ID 11-24-18-01200

Tax Area Code 14  
Property Class RA  
Owners Name VANG, TINA

### Building Data

Building ID 4978  
Building Sequence 2  
Occupancy 1 170 Institutional Greenhouse, Small 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,880  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2022  
Effective Age 3  
Construction Class 1 - Residential Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 199 - N/A  
Heating/Cooling 15 - No HVAC  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 5.25  
Wall Cost 0.00  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 5.25  
Total Area 2,880  
Base RCN 15,120  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 15,120  
Physical Depreciation 70%  
Functional Depreciation  
Total Depreciation 70% (10,584)  
Total RCNLD 4,536  
Lump Sums  
Total Building Value 4,536 \$ 1.58 Per SqFt



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Account 660012283  
 Parcel ID 24N18E-11-4-00000-000-0000  
 Cadastral ID 11-24-18-01200

Tax Area Code 14  
 Property Class RA  
 Owners Name VANG, TINA

### Building Data

Building ID 4977  
 Building Sequence 3  
 Occupancy 1 170 Institutional Greenhouse, Small 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 2,880  
 Average Perimeter  
 Number Of Storys 1.00  
 Average Wall Ht 8.00  
 Year Built 2022  
 Effective Age 3  
 Construction Class 1 - Residential Stud Frame  
 Quality 2 - Fair  
 Condition 2 - Fair  
 Exterior Wall 199 - N/A  
 Heating/Cooling 15 - No HVAC  
 Roof Type  
 Roof Cover

### Building Image

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Image Information

Image Name  
 Image Date  
 Image Name  
 Description

### Cost Calculations

Appraisal Zone 2  
 Zone Description  
 Base Cost 5.25  
 Wall Cost 0.00  
 HVAC Cost 0.00  
 Basement Cost 0.00  
 Total Base Cost 5.25  
 Total Area 2,880  
 Base RCN 15,120  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 15,120  
 Physical Depreciation 70%  
 Functional Depreciation  
 Total Depreciation 70% (10,584)  
 Total RCNLD 4,536  
 Lump Sums  
 Total Building Value 4,536 \$ 1.58 Per SqFt



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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
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60	0		3.000	108	108	324	324
<b>TMBR Totals</b>						3.000			324	324
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		6.000	122	122	734	734
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60	0		5.000	144	144	720	720
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80	0		3.000	192	192	576	576
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76	0		3.000	182	182	547	547
<b>NTV PST Totals</b>						17.000			2,577	2,577
<b>Total Agland</b>						20.000			2,901	2,901