



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 660012398 Parcel ID 000000-00-0-00696-005-0009 Cadastral ID 12-21-14-02310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330455 VANG, LIDA & HOUA XIONG 11001 N 181ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 11001 181ST E AVE Subdivision ROLLING MEADOWS Lot/Block 0009 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					No Image On File																																							
Legal Description Lat/Long: 36.31333759 -95.77065140					Building Permits																																							
LOT 9 BLOCK 5 ROLLING MEADOWS					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																														
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Parcel Valuation					Sale History																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																			
Remove Cap	2021	Land Value	132,188	104,125	11%	11,454	Assessed	26,891	2,918.70																																			
Year Frozen	0	Improvements	141,137	140,330		15,437	Penalty	0																																				
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																			
TIF Project ID	0	Total Value	273,325	244,455		26,891	Total Taxable	25,891	2,821.00																																			
Assessment History																																												
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																			
2025	2025-660012398	VANG, LIDA & HOUA XIONG			7	268,431	1000	25,107	2,735.00																																			
2024	2024-660012398	VANG, LIDA & HOUA XIONG			7	276,568	0	25,346	2,797.00																																			
2023	2023-660012398	VANG, LIDA & HOUA XIONG			7	219,451	0	24,140	2,607.00																																			
2022	2022-660012398	VANG, LIDA & HOUA XIONG			7	219,446	0	24,139	2,710.00																																			
2021	2021-660012398	VANG, LIDA & HOUA XIONG			7	238,797	0	26,268	2,916.00																																			
2020	2020-660012398	VANG, LIDA & HOUA XIONG			7	205,121	0	22,563	2,502.00																																			
2019	2019-660012398	BROWN, NEVEL E &			7	200,824	0	22,091	2,451.00																																			
2018	2018-660012398	PITTS, MICHAEL & ASHLEY N			7	131,464	0	14,461	1,553.00																																			
2017	2017-660012398	PITTS, MICHAEL & ASHLEY N			7	130,526	0	14,358	1,556.00																																			
2016	2016-660012398	PITTS, MICHAEL & ASHLEY N			7	128,030	0	14,083	1,527.00																																			
2015	2015-660012398	PITTS, MICHAEL & ASHLEY N			7	129,579	0	14,254	1,556.00																																			
2014	2014-660012398	PITTS, MICHAEL & ASHLEY N			7	133,482	0	14,683	1,615.00																																			
2013	2013-660012398	PIDGEON, LESLIE LEE & COLLEEN K			7	128,539	0	14,139	1,527.00																																			



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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	22500							
Non-Ag Acres	4.6132							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	200,951.00 x .66 = 132,188			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	132,188			Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	2.5 - Fair			Indicated Value 192,631 101.49 Per SqFt				
Architecture				Direct Comparables				
Style	100% One Story			Selection Model A Adam Test				
Exterior Wall	100% Veneer, Stone			Adjustment Model 1 2022 Residential				
Base/Total Area	1,898 / 1,898			Comparables 5				
Style	100% One Story			Indicated Value 333,780 Per SqFt				
HVAC	100% Warmed & Cooled Air			Value Reconciliation				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	0			Improvements 123,475				
Fixture/RghIn	8 /			Lot Value 132,188				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 255,663 134.70 Per SqFt				
Basement Area				Agland Value				
Garage Type	504 Attached Garage - Unfinished			Site Improvements 17,662				
Remodel				Total Value 273,325 144.01 Total Value Per SqFt				
Year/Eff Age	1965 / 46							
Cost Approach		Manual : 01/2025						
Base Cost	107.54	Total Misc Impr	+ 2,277					
Roofing Adj	+ 4.31	Garage Cost	+ 13,810					
Subfloor Adj	+ 1.12	Total RCN	= 262,713					
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 139,238					
Plumbing Adj	+ 5.50	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 123,475					
Adj Base Cost	= 129.94	Lot Value	+ 132,188					
Total Area	x 1,898	Indicated Value	= 255,663					
Adjusted Cost	= 246,626	Value Per SqFt	134.70					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29548	19x5		95	23.97		2,277



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	100x50x0			5,000
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (7.85 x 5,000)		39,250	39,250	21,588		17,662