



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:03:33
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Assessment Data					Primary Image				
Account	660012402								
Parcel ID	000000-00-0-00696-006-0001								
Cadastral ID	12-21-14-02350								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	324293								
XIONG, NENG MAI									
11116 N 189TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	11116 189TH E AVE								
Subdivision	ROLLING MEADOWS								
Lot/Block	0001 / 0006	Parcel Size 1 - Lots							
Sec/Twn/Rng	12 / 21 / 14 / 5								
Neighborhood	1106 - R-V01,4-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31594761 -95.76405872									
Building Permits									
LOT 1 BLOCK 6 ROLLING MEADOWS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2704/895	TARTER, MARTHA L	04/16/2018	135,000	YES
					1189/200	TARTER, ROBERT M	08/25/1999	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2019	Land Value	132,067	83,096	11%	9,141	Assessed	24,775	2,689.03
Year Frozen	2005	Improvements	169,013	142,126		15,634	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	301,080	225,222		24,775	Total Taxable	24,775	2,689.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660012402	XIONG, NENG MAI			7	295,475	0	23,594	2,561.00
2024	2024-660012402	XIONG, NENG MAI			7	306,990	0	22,472	2,480.00
2023	2023-660012402	XIONG, NENG MAI			7	194,557	0	21,401	2,311.00
2022	2022-660012402	XIONG, NENG MAI			7	173,893	0	19,128	2,147.00
2021	2021-660012402	XIONG, NENG MAI			7	182,488	0	20,074	2,229.00
2020	2020-660012402	XIONG, NENG MAI			7	184,337	0	20,277	2,249.00
2019	2019-660012402	XIONG, NENG MAI			7	178,212	0	19,603	2,175.00
2018	2018-660012402	XIONG, NENG MAI			7	180,508	1000	6,020	660.00
2017	2017-660012402	TARTER, ROBERT M & MARTHA L			7	179,347	1000	6,020	666.00
2016	2016-660012402	TARTER, ROBERT M & MARTHA L			7	175,789	1000	6,020	667.00
2015	2015-660012402	TARTER, ROBERT M & MARTHA L			7	171,579	1000	6,020	671.00
2014	2014-660012402	TARTER, ROBERT M & MARTHA L			7	178,388	1000	6,020	676.00
2013	2013-660012402	TARTER, ROBERT M & MARTHA L			7	166,352	1000	6,020	664.00




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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 22500 Non-Ag Acres 4.6052 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 200,604.00 x .66 = 132,067 Factor Value Adjustments 1.0000 Lot Value 132,067		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	2,305 / 2,305
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,305
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished 2 Stalls
Remodel	LARGE -
Year/Eff Age	1969 / 37

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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	235,324	102.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	368,850		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.53	Total Misc Impr	+	9,063	
Roofing Adj	+ 4.34	Garage Cost	+	17,068	
Subfloor Adj	+ -2.06	Total RCN	=	301,809	
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	132,796	
Plumbing Adj	+ 6.15	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	169,013	
Adj Base Cost	= 119.60	Lot Value	+	132,067	
Total Area	x 2,305	Indicated Value	=	301,080	
Adjusted Cost	= 275,678	Value Per SqFt		130.62	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,013		
Lot Value	132,067		
Indicated Value	301,080	130.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	301,080	130.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	29561	26x5		130	26.52		3,448



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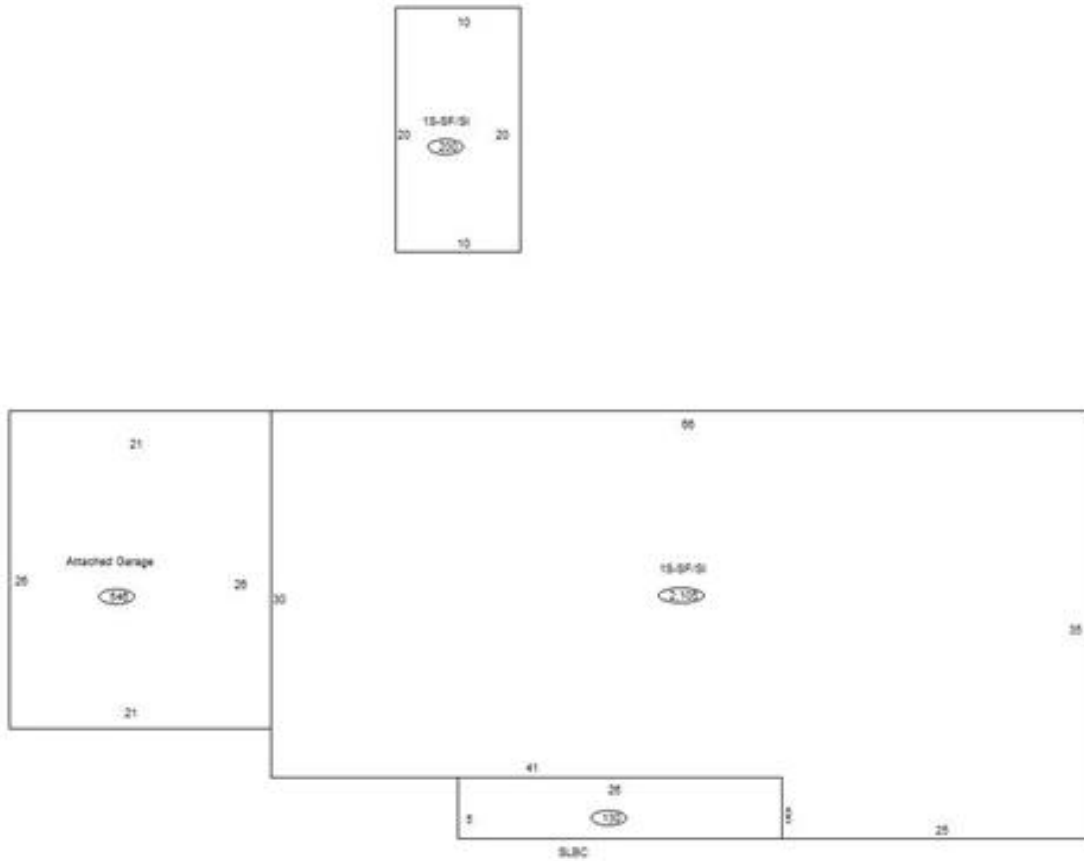
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	546	1.000	546
2	M	PRCH		10	SLBC	130	1.000	130
3	R	1	Slab	10	1S-SF/SI	2,105	1.000	2,105
4	R	1	Slab	10	1S-SF/SI	200	1.000	200
Total Building Area						2,305		2,305



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)		16,902	16,902	16,902	
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					