



# 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	660019112									
Parcel ID	000000-00-0-00573-002-0006									
Cadastral ID	22-21-14-01800									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area 4								
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	334011									
XIONG, LEE & DELLA VUE										
1220 E VANCOUVER ST BROKEN ARROW OK 74012-0000										
Parcel Location										
Situs	09211 N 155TH E AVE									
Subdivision	PARADISE VALLEY									
Lot/Block	0006 / 0002	Parcel Size 1 - Lots								
Sec/Twn/Rng	22 / 21 / 14 / 5									
Neighborhood	1118 - R-V04-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.28988587 -95.79998183				Building Permits						
LOT 6 B BLOCK 2 PARADISE VALLEY				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	UNDERWOOD, LUSETTA DEAN	03/19/2021	215,000	YES	
					/	UNDERWOOD, MARTIN MAX &	10/16/2019	0	4	
					1422/291	MYERS, JERRY K	10/31/2002	151,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2022		Land Value	77,592	77,592	11%	8,535	Assessed	25,707	2,518.26
Year Frozen	0		Improvements	156,102	156,102		17,172	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	233,694	233,694		25,707	Total Taxable	25,707	2,518.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660019112	XIONG, LEE & DELLA VUE			3	231,175	0	25,429	2,491.00	
2024	2024-660019112	XIONG, LEE & DELLA VUE			3	247,673	0	24,832	2,386.00	
2023	2023-660019112	XIONG, LEE & DELLA VUE			3	215,000	0	23,650	2,216.00	
2022	2022-660019112	XIONG, LEE & DELLA VUE			3	215,000	0	23,650	2,317.00	
2021	2021-660019112	XIONG, LEE & DELLA VUE			3	196,449	0	21,609	2,090.00	
2020	2020-660019112	UNDERWOOD, LUSETTA DEAN			3	193,279	0	21,261	2,054.00	
2019	2019-660019112	UNDERWOOD, MARTIN MAX &			3	185,532	0	20,409	1,973.00	
2018	2018-660019112	UNDERWOOD, MARTIN MAX &			3	188,727	0	20,760	1,932.00	
2017	2017-660019112	UNDERWOOD, MARTIN MAX &			3	187,212	0	20,593	1,937.00	
2016	2016-660019112	UNDERWOOD, MARTIN MAX &			3	182,428	0	20,067	1,889.00	
2015	2015-660019112	UNDERWOOD, MARTIN MAX &			3	177,465	0	19,521	1,851.00	
2014	2014-660019112	UNDERWOOD, MARTIN MAX &			3	178,835	0	18,877	1,807.00	
2013	2013-660019112	UNDERWOOD, MARTIN MAX &			3	170,046	0	17,978	1,684.00	



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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0838 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,212.00 x 1.64 = 77,592 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 77,592		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,870 / 1,870
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,870
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	185,662	99.28	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	257,170		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.74	<b>Total Misc Impr</b>	+	40,465			
<b>Roofing Adj</b>	+ 4.23	<b>Garage Cost</b>	+	13,854			
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	=	285,750			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 46%)</b>	-	131,445			
<b>Plumbing Adj</b>	+ 7.53	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	154,305			
<b>Adj Base Cost</b>	= 123.76	<b>Lot Value</b>	+	77,592			
<b>Total Area</b>	x 1,870	<b>Indicated Value</b>	=	231,897			
<b>Adjusted Cost</b>	= 231,431	<b>Value Per SqFt</b>		124.01			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	154,305		
<b>Lot Value</b>	77,592		
<b>Indicated Value</b>	231,897	124.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,797		
<b>Total Value</b>	233,694	124.97	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46128	29x10		290	23.28		6,751
PRCH	SLAB PORCH - COVERED	46129	17x17		289	23.28		6,728
CPDT	CARPORT - DETACHED	46130	22x20		440	10.74		4,726
EPSW	ENCLOSED PORCH - SOLID WALL	46131	20x14		280	61.30		17,164



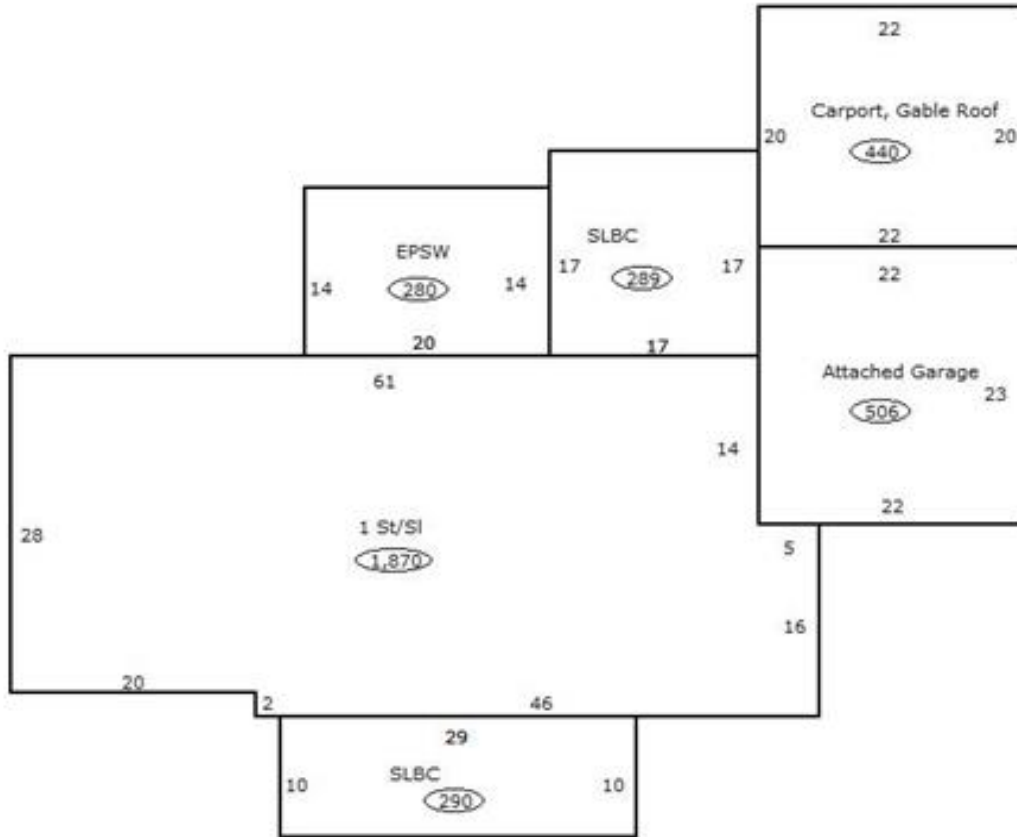
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,870	1.000	1,870
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	290	1.000	290
4	M	PRCH		13	SLBC	289	1.000	289
5	G	3		13	Carport, Gable Roof	440	1.000	440
6	M	EPSW		13	EPSW	280	1.000	280
<b>Total Building Area</b>						<b>1,870</b>		<b>1,870</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b> 562 562	<b>RCNLD</b>
	STGG	STG GOOD	16x20x0			320
	Qual 4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (9.36 x 320) 2,995		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b> 2,995 1,198	<b>RCNLD</b> 1,797