



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 660020153 Parcel ID 23N16E-23-4-00000-000-0000 Cadastral ID 23-23-16-02000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 329057 LEE, YA CHENG YENG 17644 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 10890 S 4180 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 23 / 23 / 16 / 4 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0021 (14).JPG 1/22/2021</p>																																																																					
Legal Description Lat/Long: 36.45455143 -95.56308010 TR BEG: 451.41' W NE/C SE SE SE; N 208.71'; W 208.71'; S 208.71'; E 208.71' TO POB																																																																										
Exemptions					Building Permits																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>05/2020</td> <td>07/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	05/2020	07/2020																																														
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																			
2025	2025-660020153	LEE, YA CHENG YENG	71	246,649	0	23,017	2,204.00																																																																			
2024	2024-660020153	LEE, YA CHENG YENG	71	221,185	0	21,920	2,139.00																																																																			
2023	2023-660020153	LEE, YA CHENG YENG	71	194,080	0	20,877	2,059.00																																																																			
2022	2022-660020153	LEE, YA CHENG YENG	71	192,706	0	19,883	1,970.00																																																																			
2021	2021-660020153	LEE, YA CHENG YENG	71	172,145	0	18,936	1,890.00																																																																			
2020	2020-660020153	LEE, YA CHENG YENG	71	97,145	0	10,686	1,077.00																																																																			
2019	2019-660020153	LOFFI, ROBERT &	71	85,088	0	9,360	959.00																																																																			
2018	2018-660020153	LOFFI, ROBERT &	71	88,376	0	9,722	986.00																																																																			
2017	2017-660020153	LOFFI, ROBERT &	71	87,667	0	9,644	988.00																																																																			
2016	2016-660020153	LOFFI, ROBERT &	71	85,564	0	9,413	979.00																																																																			
2015	2015-660020153	LOFFI, ROBERT &	71	82,994	0	9,130	938.00																																																																			
2014	2014-660020153	STEIDLEY, THOMAS C &	71	78,181	0	8,402	890.00																																																																			
2013	2013-660020153	STEIDLEY, THOMAS C &	71	74,152	0	8,002	837.00																																																																			



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.052							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	45,823.00 x .70 = 32,183							
Factor Value								
Adjustments	1.0000							
Lot Value	32,183							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,344 / 1,344							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,344							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.0 / 1.0							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1986 / 30							
Cost Approach Manual : 01/2025								
Base Cost	92.87	Total Misc Impr	+	1,323				
Roofing Adj	+ 3.82	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	152,967				
Heat/Cool Adj	+ 10.09	Depreciation (42%)	-	64,246				
Plumbing Adj	+ 6.04	Lump Sums	+	7,747				
Basement Adj	+ 0.00	RCNLD	=	96,468				
Adj Base Cost	= 112.83	Lot Value	+	32,183				
Total Area	x 1,344	Indicated Value	=	128,651				
Adjusted Cost	= 151,644	Value Per SqFt		95.72				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	98,585	73.35	Per SqFt					
Direct Comparables								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	96,468							
Lot Value	32,183							
Indicated Value	128,651	95.72	Per SqFt					
Agland Value								
Site Improvements								
Total Value	128,651	95.72	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49246	16x4		64	20.67		1,323
WODC	WOOD DECK - COVERED	49247	24x12		288	26.90		7,747

\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0021 (14).JPG 1/22/2021



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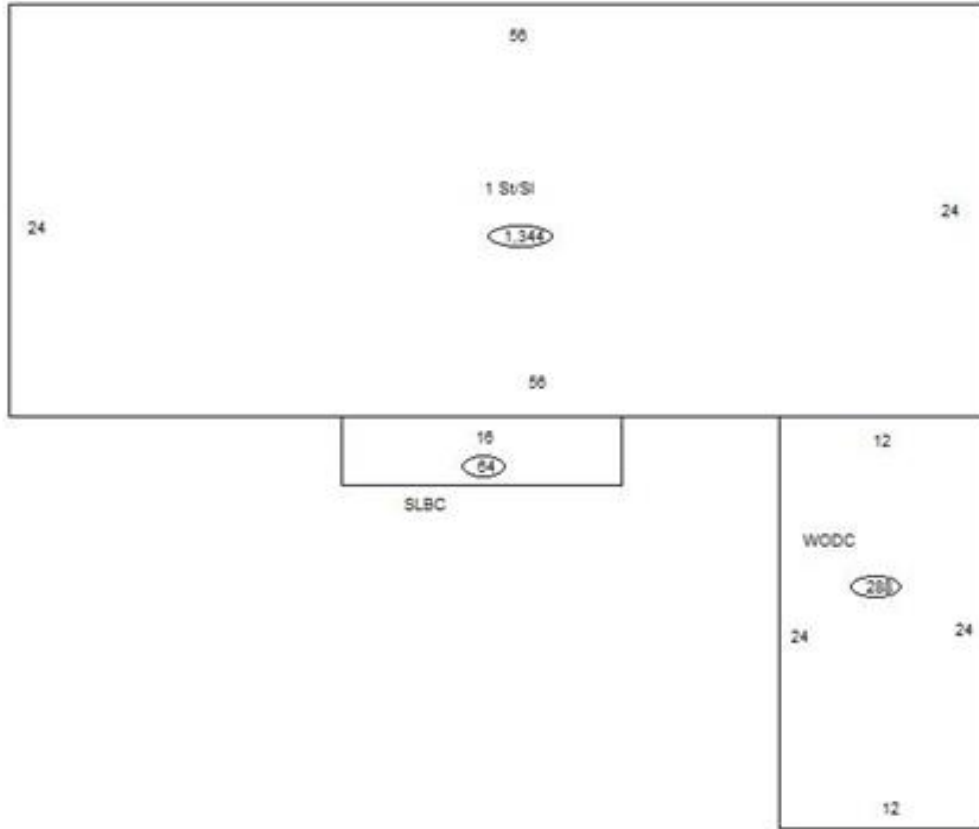
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,344	1.000	1,344
2	M	PRCH		10	SLBC	64	1.000	64
3	M	WODC		10	WODC	288	1.000	288
Total Building Area						1,344		1,344



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 1534 CHELSEA FOYIL RURAL (UNITS BUILD.</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 102,854</p> <p>Total Improvement Value 102,854</p> <p>Land Value</p> <p>Cost Approach Value 102,854</p>	<p>Image Information</p> <p>Image ID 931727</p> <p>Image Date 7/1/2020</p> <p>Name IMG_0017.JPG</p> <p>Description \\tsclient\C\TOMS PC PICS\2020-06-30\IMG_0017.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 199,322</p> <p>Land Value</p> <p>Total Appraised Value 102,854</p>



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRHC	GREENHOUSE - COMMERCIAL	100x10x10			1,000
	Qual	3.5	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (14.79 x 1,000)			14,790	1,775	13,015
	GRHC	GREENHOUSE - COMMERCIAL	100x10x10			1,000
	Qual	3.5	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
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	GRHC	GREENHOUSE - COMMERCIAL	100x10x10			1,000
	Qual	3.5	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (14.79 x 1,000)			14,790	1,775	13,015
	GRHC	GREENHOUSE - COMMERCIAL	100x10x10			1,000
	Qual	1	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.35 x 1,000)			4,350	522	3,828
	GRHC	GREENHOUSE - COMMERCIAL	100x12x10			1,200
	Qual	1	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.35 x 1,200)			5,220	626	4,594
	GRHC	GREENHOUSE - COMMERCIAL	100x12x10			1,200
	Qual	1	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.35 x 1,200)			5,220	626	4,594
	GRHC	GREENHOUSE - COMMERCIAL	96x16x10			1,536
	Qual	1	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.35 x 1,536)			6,682	802	5,880



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GRHC GREENHOUSE - COMMERCIAL 96x16x10 1,536
Qual 1 Cond 3 Year 2019 Eff Age 5

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (4.35 x 1,536) 6,682 802 5,880



GRHC GREENHOUSE - COMMERCIAL 96x16x10 1,536
Qual 1 Cond 3 Year 2019 Eff Age 5

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
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GRHC GREENHOUSE - COMMERCIAL 96x16x10 1,536
Qual 1 Cond 3 Year 2019 Eff Age 5

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GRHC GREENHOUSE - COMMERCIAL 96x16x10 1,536
Qual 1 Cond 3 Year 2019 Eff Age 5

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (4.35 x 1,536) 6,682 802 5,880



GRHC GREENHOUSE - COMMERCIAL 96x20x10 1,920
Qual 1 Cond 3 Year 2019 Eff Age 5

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (4.35 x 1,920) 8,352 1,002 7,350



GRHC GREENHOUSE - COMMERCIAL 100x10x10 1,000
Qual 3.5 Cond 3 Year 2019 Eff Age 5

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (14.79 x 1,000) 14,790 1,775 13,015



GRHC GREENHOUSE - COMMERCIAL 10x10x10 79
Qual 3.5 Cond 3 Year 2019 Eff Age 5

Valuation Summary Modifier Total RCN Depr (% Phys/ % Func) RCNLD
Base Cost (14.79 x 79) 1,168 140 1,028

Total Site Improvement Value 102,854