




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 660027202 Parcel ID 000000-00-0-00831-001-0014 Cadastral ID 31-22-15-02850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 330576 VANG, BLONG & GE XIONG 18479 S CEDAR RIDGE RD CLAREMORE OK 74019-0000 Parcel Location Situs 18479 S CEDAR RIDGE RD Subdivision TRAILS END ESTATES Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\062922 (77)\IMG_0005.JPG 6/29/2022</p>																																																	
Legal Description Lat/Long: 36.33985243 -95.74364962																																																						
LOT 14 BLOCK 1 TRAILS END ESTATES					Building Permits <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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/ 862/467	COPE, LOIS E	04/17/2020	125,000	YES																																													
								0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>112.698</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value 56,530</td> <td>44,650</td> <td>11%</td> <td>4,912</td> <td>Assessed</td> <td>14,088</td> <td>1,587.69</td> </tr> <tr> <td>Year Frozen</td> <td>2023</td> <td>Improvements 105,617</td> <td>83,422</td> <td> </td> <td>9,176</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-102.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 162,147</td> <td>128,072</td> <td> </td> <td>14,088</td> <td>Total Taxable</td> <td>13,088</td> <td>1,486.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2021	Land Value 56,530	44,650	11%	4,912	Assessed	14,088	1,587.69	Year Frozen	2023	Improvements 105,617	83,422		9,176	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-102.00	TIF Project ID	0	Total Value 162,147	128,072		14,088	Total Taxable	13,088	1,486.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027202	VANG, BLONG & GE XIONG	28	160,176	1000	13,088	1,486.00																																															
2024	2024-660027202	VANG, BLONG & GE XIONG	28	178,884	1000	13,087	1,512.00																																															
2023	2023-660027202	VANG, BLONG & GE XIONG	28	128,072	1000	13,088	1,488.00																																															
2022	2022-660027202	VANG, BLONG & GE XIONG	28	126,614	1000	12,928	1,462.00																																															
2021	2021-660027202	VANG, BLONG & GE XIONG	28	129,066	0	14,197	1,611.00																																															
2020	2020-660027202	VANG, BLONG & GE XIONG	28	112,584	1000	8,498	981.00																																															
2019	2019-660027202	COPE, LOIS E	28	109,875	1000	8,221	940.00																																															
2018	2018-660027202	COPE, LOIS E	28	113,732	1000	7,953	919.00																																															
2017	2017-660027202	COPE, LOIS E	28	112,899	1000	7,692	877.00																																															
2016	2016-660027202	COPE, LOIS E	28	110,389	1000	7,439	831.00																																															
2015	2015-660027202	COPE, LOIS E	28	102,745	1000	7,193	811.00																																															
2014	2014-660027202	COPE, LOIS E	28	103,484	1000	6,955	765.00																																															
2013	2013-660027202	COPE, LOIS E	28	98,292	1000	6,723	738.00																																															



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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0735		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	46,760.00 x 1.21 = 56,530		
Factor Value			
Adjustments	1.0000		
Lot Value	56,530		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry
Base/Total Area	1,179 / 1,179
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,179
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	141,297 119.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	105,617
Lot Value	56,530
Indicated Value	162,147 137.53 Per SqFt
Agland Value	
Site Improvements	
Total Value	162,147 137.53 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.54	Total Misc Impr	+ 4,836				
Roofing Adj	+ 4.78	Garage Cost	+ 12,063				
Subfloor Adj	+ -1.23	Total RCN	= 179,012				
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 73,395				
Plumbing Adj	+ 11.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 105,617				
Adj Base Cost	= 137.50	Lot Value	+ 56,530				
Total Area	x 1,179	Indicated Value	= 162,147				
Adjusted Cost	= 162,113	Value Per SqFt	137.53				

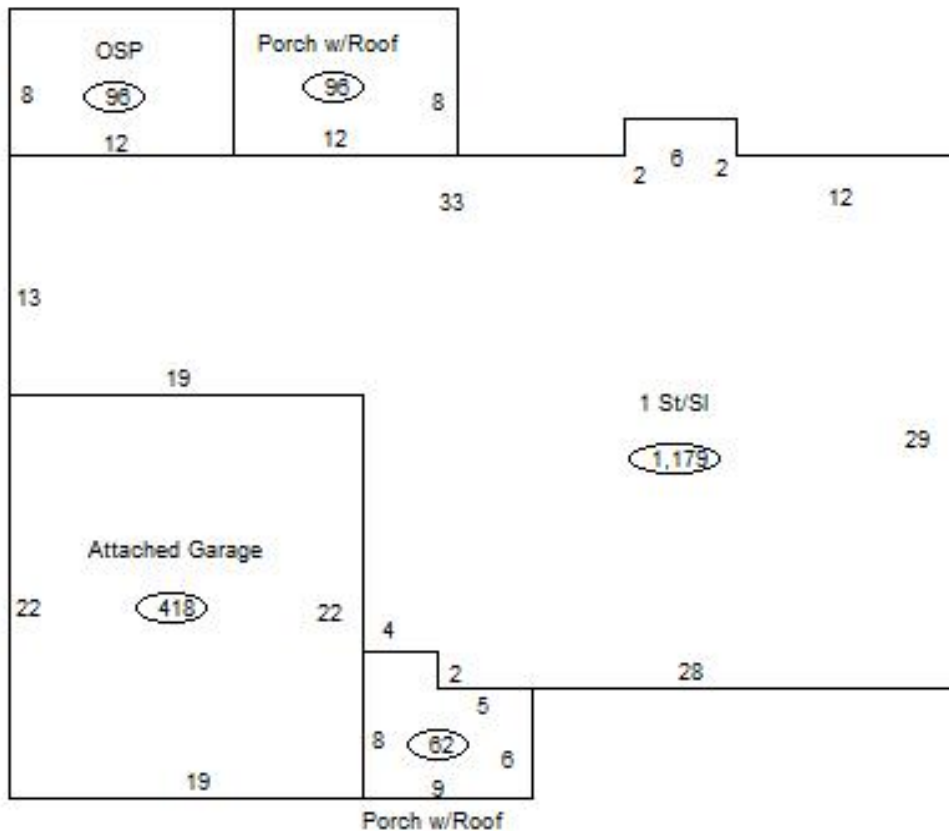
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65496		62	62	24.07		1,492
PRCH	SLAB PORCH - COVERED	65497	12x8		96	23.97		2,301
PATO	SLAB PORCH - OPEN	65498	12x8		96	10.86		1,043



Sketch Image

660027202



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,179	1.000	1,179
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	62	1.000	62
4	M	PRCH		13	SLBC	96	1.000	96
5	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,179		1,179