



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660028654 <b>Parcel ID</b> 24N17E-33-2-00000-000-0000 <b>Cadastral ID</b> 33-24-17-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 344140 THAO, SENG & SAI THAO & MOUALEENA XIONG & KER VANG THAO 14248 E 12TH ST TULSA OK 74108-0000  <b>Parcel Location</b> <b>Situs</b> 06475 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres <b>Sec/Twn/Rng</b> 33 / 24 / 17 / 2 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-10\IMG_002I 8/10/2020</p>														
<b>Legal Description</b> Lat/Long: 36.52120838 -95.50066737																			
E2 NW					<b>Building Permits</b> <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>R20-MARIJUAN GROWER PERMIT, CH</td> <td>07/2019</td> <td>01/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R20-MARIJUAN GROWER PERMIT, CH	07/2019	01/2020	
Number	Description	Opened	Closed	Amount															
R20	R20-MARIJUAN GROWER PERMIT, CH	07/2019	01/2020																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	THAO, SENG &	04/15/2024	0	WB										
					/	CLEM, NATHAN M TRUST	05/10/2019	200,000	WG										
					996/300	ALLEN, JAMES WILLIAM II	07/24/1995	49,500	No										
					829/55			33,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	82.750	<b>Current Tax</b>										
<b>Remove Cap</b>	2020	<b>Land Value</b>	4,026	4,026	11%	443	<b>Assessed</b>	9,329	771.97										
<b>Year Frozen</b>	0	<b>Improvements</b>	98,821	80,781		8,886	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	102,847	84,807		9,329	<b>Total Taxable</b>	9,329	772.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660028654	THAO, SENG & SAI THAO &			14	115,702	0	9,057	749.00										
2024	2024-660028654	THAO, SENG & SAI THAO &			14	82,114	0	8,794	742.00										
2023	2023-660028654	THAO, SENG &			14	77,611	0	8,537	728.00										
2022	2022-660028654	THAO, SENG &			14	81,690	0	8,986	760.00										
2021	2021-660028654	THAO, SENG &			14	166,653	0	18,332	1,554.00										
2020	2020-660028654	THAO, SENG &			14	143,854	0	15,824	1,342.00										
2019	2019-660028654	THAO, SENG &			14	33,480	0	3,683	316.00										
2018	2018-660028654	CLEM, NATHAN M TRUST			14	37,400	0	4,114	351.00										
2017	2017-660028654	CLEM, NATHAN M TRUST			14	37,070	0	4,078	350.00										
2016	2016-660028654	CLEM, NATHAN M TRUST			14	36,040	0	3,965	346.00										
2015	2015-660028654	CLEM, NATHAN M TRUST			14	35,429	0	3,897	336.00										
2014	2014-660028654	CLEM, NATHAN M TRUST			14	35,421	0	3,897	347.00										
2013	2013-660028654	CLEM, NATHAN M &			14	34,637	0	3,810	338.00										



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<b>Units Buildable - CHELSEA FOYIL RURAL (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-10\IMG\_0021 8/10/2020

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

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	78.54	Total Misc Impr	+ 0
Roofing Adj	+ 3.72	Garage Cost	+ 0
Subfloor Adj	+ 2.26	Total RCN	= 110,211
Heat/Cool Adj	+ 0.00	Depreciation ( 62%)	- 68,331
Plumbing Adj	+ 3.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 41,880
Adj Base Cost	= 88.31	Lot Value	+ 41,880
Total Area	x 1,248	Indicated Value	= 41,880
Adjusted Cost	= 110,211	Value Per SqFt	33.56

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	41,880
Lot Value	
Indicated Value	41,880 33.56 Per SqFt
Agland Value	4,026
Site Improvements	35,211
Total Value	81,117 65.00 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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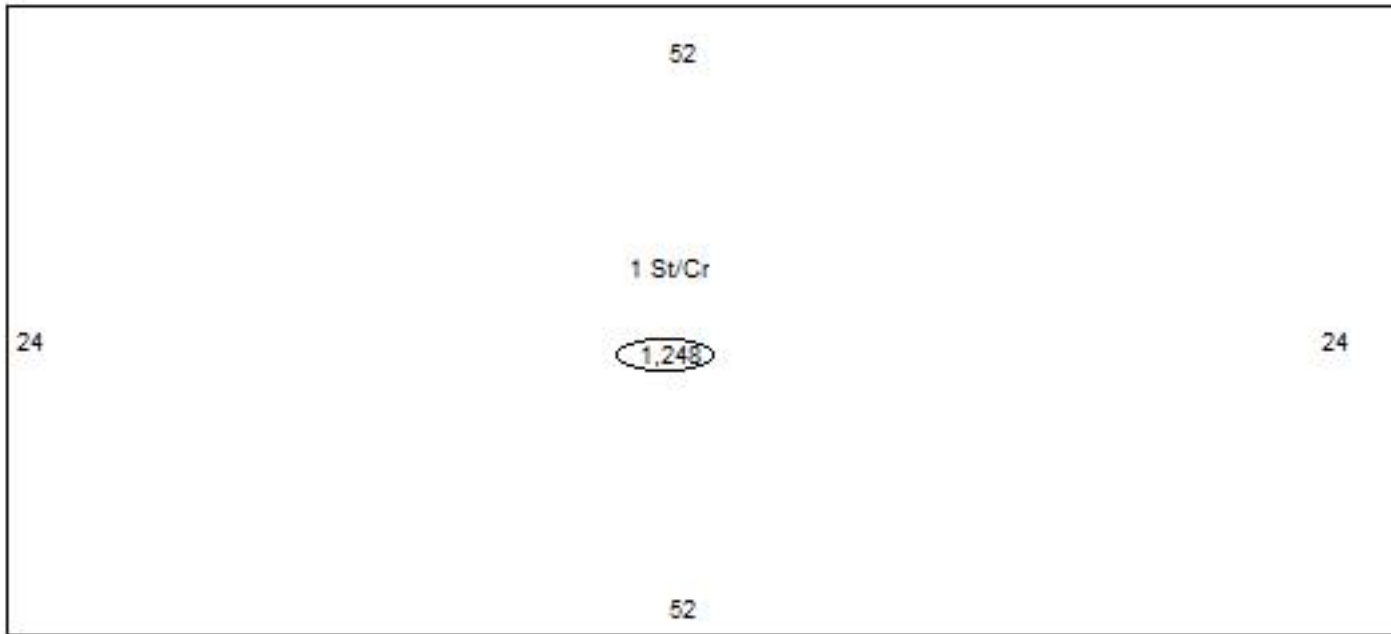
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,248	1.000	1,248
<b>Total Building Area</b>						1,248		1,248



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	12x24x6	Plank		288
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.00 x 288)		10,080	10,080		10,080
	CPDT	Carport - Detached	0x20x20	Dirt		
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.83 x )					
	PFS	PORTABLE FRAME STRUCTURE	10x24x0	Plank		240
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.00 x 240)		8,400	8,400		8,400
	PFS	PORTABLE FRAME STRUCTURE	10x16x6	Plank		160
	Qual 3.5	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (37.50 x 160)		6,000	6,000		6,000
	PFS	PORTABLE FRAME STRUCTURE	10x16x6	Plank		160
	Qual 3.5	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (37.50 x 160)		6,000	6,000		6,000
	STF	STG FAIR TRAD	76x14x8	Base	Galvanized Metal	1,064
	Qual 2	Cond 3	Year 2020	Eff Age 1		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 1,064)		4,980	4,980	249	4,731



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Value Model Value Method  Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	
<b>Cost Approach</b> Manual Date 01/2025 Total Building Area 2,400 Total Base Value 24,144 Modifier Value Misc Improvements Replacement Cost New 24,144 Phys/Func Depreciation Loss () RCN Less Phys/Func 21,730 Economic Depreciation RCNLD (All Sources) 21,730 Depreciated Improvements Outbuilding Value Total Improvement Value 21,730 Land Value Cost Approach Value 21,730 9.05/SqFt	
<b>Income Approach</b> Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	
	<b>Value Reconciliation</b> Selected Valuation Method Cost Approach Total Improvement Value 41,880 Land Value Total Appraised Value 21,730 9.05/SqFt



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Account 660028654  
Parcel ID 24N17E-33-2-00000-000-0000  
Cadastral ID 33-24-17-00200

Tax Area Code 14  
Property Class RA  
Owners Name THAO, SENG & SAI THAO &

### Building Data

Building ID 4580  
Building Sequence 1  
Occupancy 1 170 Institutional Greenhouse, Small 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 220  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2019  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 2 - Forced Air Unit  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 4.59  
Wall Cost 0.00  
HVAC Cost 5.47  
Basement Cost 0.00  
Total Base Cost 10.06  
Total Area 2,400  
Base RCN 24,144  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 24,144  
Physical Depreciation 10%  
Functional Depreciation  
Total Depreciation 10% (2,414)  
Total RCNLD 21,730  
Lump Sums  
Total Building Value 21,730 \$ 9.05 Per SqFt



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.323	108	108	35	35
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			.471	166	166	78	78
HC	HECTOR STONY SANDY LOAM	NTV PST	20			76.110	48	48	3,653	3,653
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			3.097	84	84	260	260
<b>NTV PST Totals</b>						80.000			4,026	4,026
<b>Total Agland</b>						80.000			4,026	4,026