



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	660029774								
Parcel ID	23N17E-34-3-00000-000-0000								
Cadastral ID	34-23-17-01000								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	330855								
THAO, XAO C & HOUA L YANG									
12661 S 4220 RD CLAREMORE OK 74017-0000									
Parcel Location Situs 12661 S 4220 RD Subdivision Lot/Block / Parcel Size 8.74 - Acres Sec/Twn/Rng 34 / 23 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS									
Legal Description Lat/Long: 36.42829765 -95.48704761					Building Permits				
N2 NW SW NW SW & E2 SW NW SW & SE NW SW N2 SW SW NW SW LESS TR DESC 2023-010607 AS BEG NW/C S2 S2 NW SW; N88.2525E 1319.26'; S01.5514E 330.52'; S88.2452W 989.27'; N01.5658W 165.34'; S88.2508W 329.79'; N01.5733W 165.37' TO POB.					Number	Description	Opened	Closed	Amount
					CV20	CV23-POSS MED MARI GROWER	09/2020	09/2022	
					R11	R11-POSS NEW SHOP	01/2009	11/2010	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	SHORT, MICHAEL D	05/29/2020	90,000	WB
					2634/928	SHORT, SAMUEL D &	05/22/2017	0	4
					1815/881	WELLS FARGO FINANCIAL OK--INC	10/11/2006	60,000	YES
					1597/805	CORNMAN, DANIEL R & TONYA-L	06/18/2004	0	10
					784/570			27,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax
Remove Cap	2021	Land Value	118,521	51,178	11%	5,630	Assessed	9,623	978.27
Year Frozen	0	Improvements	33,270	6,903		759	Penalty	0	
Uncapped Value	0	Mobile Home	36,095	29,399		3,234	Exemption	0	0.00
TIF Project ID	0	Total Value	187,886	87,480		9,623	Total Taxable	9,623	978.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029774	THAO, XAO C & HOUA L YANG			70	188,618	0	9,166	932.00
2024	2024-660029774	THAO, XAO C & HOUA L YANG			70	165,928	0	8,728	910.00
2023	2023-660029774	THAO, XAO C & HOUA L YANG			70	97,772	0	8,312	867.00
2022	2022-660029774	THAO, XAO C & HOUA L YANG			70	99,090	0	10,752	1,125.00
2021	2021-660029774	THAO, XAO C & HOUA L YANG			70	68,494	0	7,535	768.00
2020	2020-660029774	THAO, XAO C & HOUA L YANG			70	110,940	1000	9,708	1,044.00
2019	2019-660029774	SHORT, SAMUEL D &			70	106,091	1000	9,395	1,014.00
2018	2018-660029774	SHORT, SAMUEL D &			70	112,814	1000	9,093	964.00
2017	2017-660029774	SHORT, SAMUEL D &			70	112,234	1000	8,799	937.00
2016	2016-660029774	SHORT, SAMUEL D &			70	110,622	1000	8,514	938.00
2015	2015-660029774	SHORT, SAMUEL D &			70	109,393	1000	8,237	900.00
2014	2014-660029774	SHORT, SAMUEL D &			70	109,875	1000	7,968	859.00
2013	2013-660029774	SHORT, SAMUEL D &			70	109,352	1000	7,707	813.00



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	8.8835		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	386,965.00 x .31 = 118,521		
Factor Value			
Adjustments	1.0000		
Lot Value	118,521		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 118,521
Total Area	x	Indicated Value	= 118,521
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	118,521		
Indicated Value	118,521	0.00	Per SqFt
Agland Value			
Site Improvements	24,067		
Total Value	142,588	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x40x8	Plank	Formed Metal	560
	Qual	3	Cond 3	Year 2022	Eff Age 3	


Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (19.84 x 560)	11,110		11,110	1,555	9,555

	SHDS	Shed - Small	14x40x8	Plank	Formed Metal	560
	Qual	3	Cond 3	Year 2022	Eff Age 3	

Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (19.84 x 560)	11,110		11,110	1,555	9,555

	SHDS	Shed - Small	20x15x8	Dirt	Formed Metal	300
	Qual	2	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (12.36 x 300)	3,708		3,708	1,706	2,002

	SHDS	Shed - Small	24x14x8	Concrete	Formed Metal	336
	Qual	2	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (16.29 x 336)	5,473		5,473	2,518	2,955



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 66 x 28
Condition	3 - Average
Quality	3.3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,848 / 1,848
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	34.01	Total Misc Impr	+	0			
Roofing Adj	+ 2.82	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	83,437			
Heat/Cool Adj	+ 2.63	Depreciation (66%)	-	55,068			
Plumbing Adj	+ 5.69	Lump Sums	+	9,203			
Basement Adj	+ 0.00	RCNLD	=	37,572			
Adj Base Cost	= 45.15	Lot Value	+				
Total Area	x 1,848	Indicated Value	=	37,572			
Adjusted Cost	= 83,437	Value Per SqFt		20.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,572		
Lot Value			
Indicated Value	37,572	20.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	37,572	20.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
WODC	WOOD DECK - COVERED	71360	20x12		240	37.69	25%	6,784
WODO	Wood Deck - Open	170191	10x8		80	30.24		2,419



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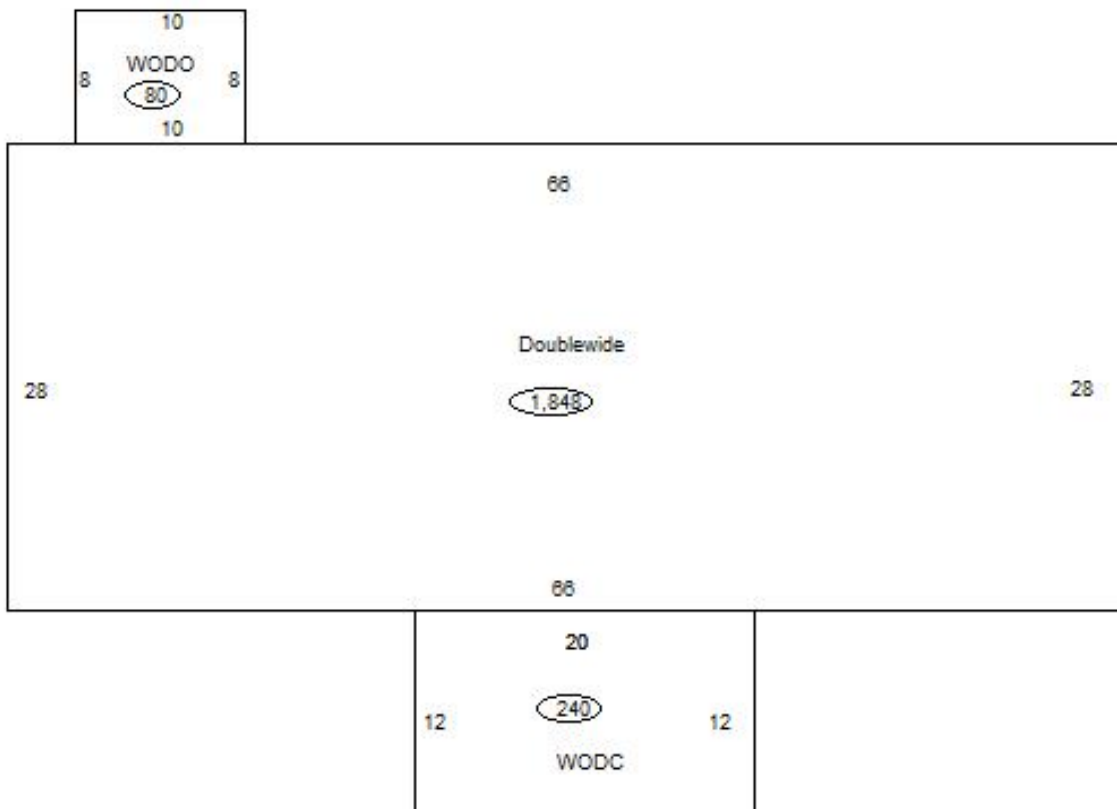
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,848	1.000	1,848
2	M	WODC		13	WODC	240	1.000	240
3	M	WODO		13	WODO	80	1.000	80
Total Building Area						1,848		1,848



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		BURNT DOWN PER VISUAL 2020 12/10/2020	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 60 x 14	Indicated Value	
Condition	2 - Fair	Multiple Regression	
Quality	2 - Fair	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Single Wide	Indicated Value	
Exterior Wall	100% Frame, Plywood or Hardboard	Direct Comparables	
Base/Total Area	840 / 840	Selection Model 1 Res	
Style	100% Single Wide	Adjustment Model A2 AO Test	
HVAC		Comparables	
Roof Cover	14 Metal, Ribbed	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	/ /	Improvements 7,726	
Basement Area		Lot Value	
Garage Type		Indicated Value 7,726 9.20 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1981 / 45	Site Improvements	
Cost Approach		Total Value 7,726 9.20 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	34.25	Total Misc Impr	+ 0
Roofing Adj	+ 2.81	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 38,632
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 30,906
Plumbing Adj	+ 8.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 7,726
Adj Base Cost	= 45.99	Lot Value	+ 0
Total Area	x 840	Indicated Value	= 7,726
Adjusted Cost	= 38,632	Value Per SqFt	9.20
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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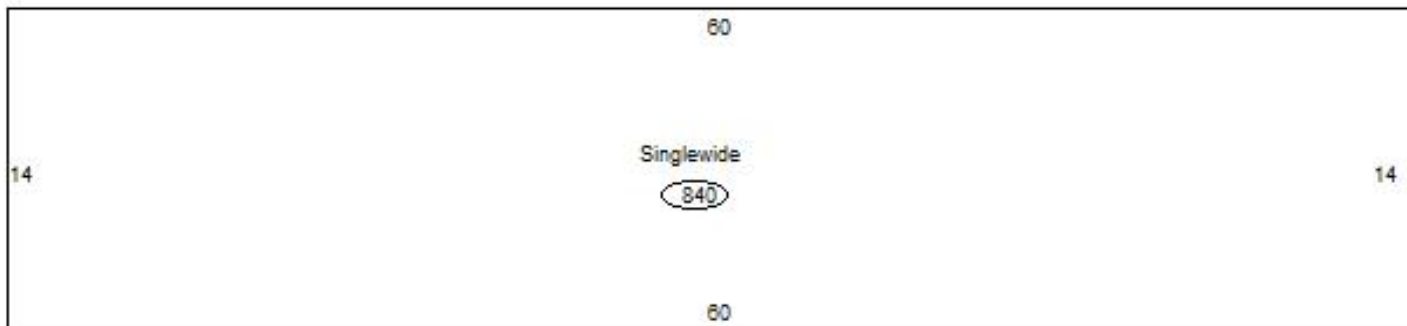
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	840	1.000	840
Total Building Area						840		840