



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:07:55
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Assessment Data					Primary Image																																																																																																																				
Account 660031955 Parcel ID 000000-00-0-00777-001-0001 Cadastral ID 36-22-15-03190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 344122 XIONG, LEE MEE & XUE VANG XIONG 9650 E 460 RD CLAREMORE OK 74017-0000 Parcel Location Situs 09650 E 460 RD Subdivision STONE CREEK Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 22 / 15 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.35034024 -95.65722943																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0424	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,408.00 x 1.55 = 70,435	
Factor Value		
Adjustments	1.1750	
Lot Value	82,763	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Veneer, Stone 85% Frame, Siding, Wood
Base/Total Area	1,068 / 1,068
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,068
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,348	131.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	9,750 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.10	Total Misc Impr	+	4,030	
Roofing Adj	+ 4.84	Garage Cost	+	13,282	
Subfloor Adj	+ -1.28	Total RCN	=	161,834	
Heat/Cool Adj	+ 11.47	Depreciation (43%)	-	69,589	
Plumbing Adj	+ 13.19	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	92,245	
Adj Base Cost	= 135.32	Lot Value	+	82,763	
Total Area	x 1,068	Indicated Value	=	175,008	
Adjusted Cost	= 144,522	Value Per SqFt		163.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,245		
Lot Value	82,763		
Indicated Value	175,008	163.87	Per SqFt
Agland Value			
Site Improvements	3,283		
Total Value	178,291	166.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76367	20x6		120	23.88		2,866
PATO	SLAB PORCH - OPEN	76368	12x9		108	10.78		1,164



Rogers

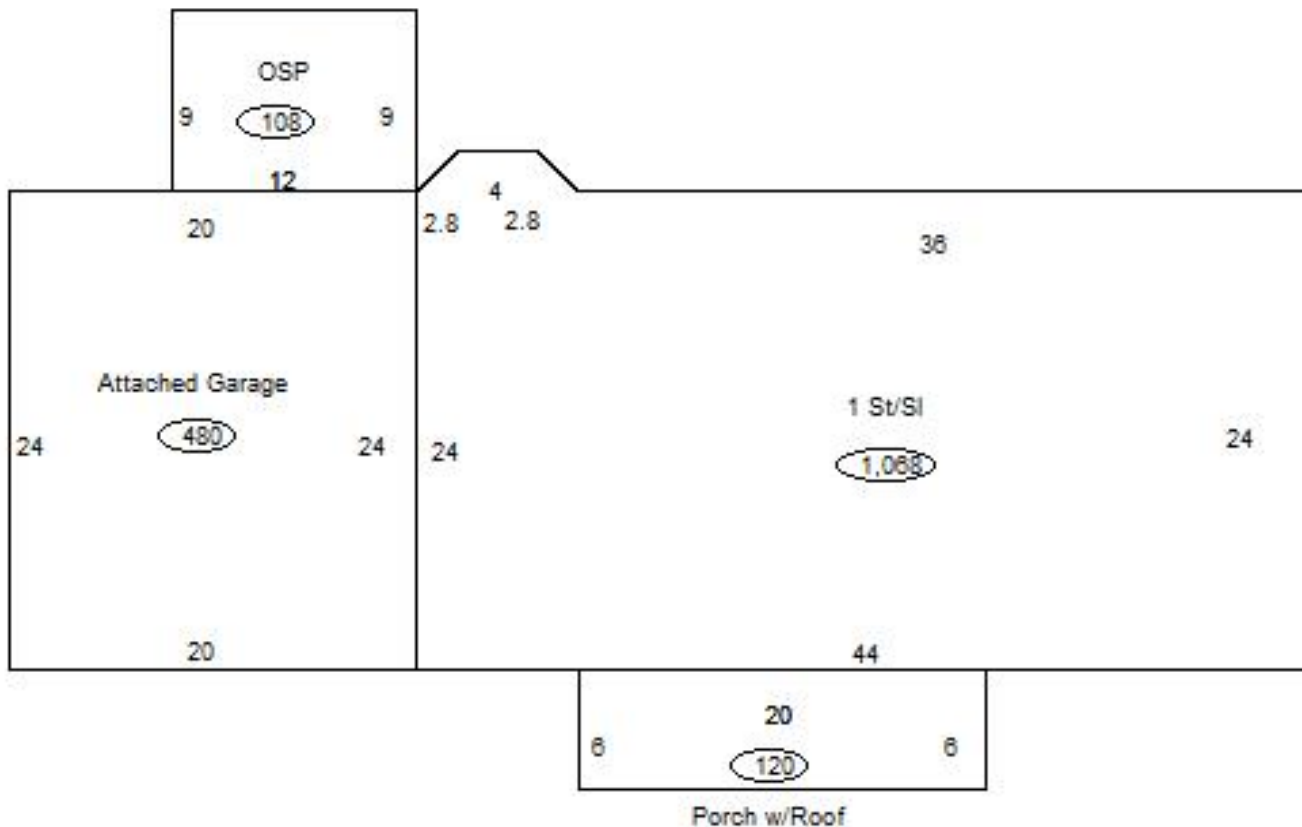
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Sketch Image

660031955



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,068	1.000	1,068
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	108	1.000	108
Total Building Area						1,068		1,068



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	16x20x0			320
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (10.26 x 320)		3,283		3,283		3,283
	STF	STG FAIR	0x8x10			80
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.91 x 80)		393		393	393	
	LF	LOAFING SHED	8x16x0			128
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.26 x 128)		545		545	545	