



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	660084992													
Parcel ID	000000-00-0-00629-001-0007													
Cadastral ID	34-22-16-06170													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	329462													
XIONG, TONG & CHONG YANG														
18875 SPRING CREEK LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	18875 E SPRING CREEK LN													
Subdivision	PRAIRIE LAKE													
Lot/Block	0007 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	34 / 22 / 16 / 5													
Neighborhood	1091 - R-V01-NE SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.33870413 -95.59258908														
Building Permits														
LOT 7 BLOCK 1 PRAIRIE LAKE														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	MOUNTAIN VIEW PROPERTIES LLC	11/21/2019	0	WB										
/	MOUNTAIN VIEW RENTALS LLC	11/21/2019	249,500	YES										
2615/331	QUALITY HOME BUILDERS LLC	03/02/2017	0	WB										
1949/713	KNAPP, BRETT D PROPERTIES-LLC	04/23/2008	25,000	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax						
Remove Cap	2020	Land Value	32,768	32,768	11%	3,604	Assessed	33,624 2,969.67						
Year Frozen	0	Improvements	272,910	272,910		30,020	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00						
TIF Project ID	0	Total Value	305,678	305,678		33,624	Total Taxable	32,624 2,881.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660084992	XIONG, TONG &	9	297,799	1000	31,757	2,805.00							
2024	2024-660084992	XIONG, TONG &	9	313,788	1000	31,680	2,810.00							
2023	2023-660084992	XIONG, TONG &	9	297,309	0	31,728	2,880.00							
2022	2022-660084992	XIONG, TONG &	9	285,136	0	30,217	2,774.00							
2021	2021-660084992	XIONG, TONG	9	261,620	0	28,778	2,538.00							
2020	2020-660084992	XIONG, TONG	9	252,196	0	27,742	2,526.00							
2019	2019-660084992	MOUNTAIN VIEW PROPERTIES LLC	9	241,349	0	26,548	2,378.00							
2018	2018-660084992	MOUNTAIN VIEW PROPERTIES LLC	9	247,803	0	27,258	2,470.00							
2017	2017-660084992	MOUNTAIN VIEW PROPERTIES LLC	9	245,665	0	27,023	2,412.00							
2016	2016-660084992	QUALITY HOME BUILDERS LLC	9	239,150	0	26,307	2,338.00							
2015	2015-660084992	QUALITY HOME BUILDERS LLC	9	231,341	0	25,448	2,316.00							
2014	2014-660084992	QUALITY HOME BUILDERS LLC	9	233,351	0	24,997	2,306.00							
2013	2013-660084992	QUALITY HOME BUILDERS LLC	9	104,746	0	10,666	968.00							




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Lot Data	Square-Foot - NBHD 1091 #1	Primary Image
Lot Size		 <p style="text-align: right; color: orange;">11/14/2022 13:52</p> <p>\\tsclient\TRANDY\11-14-2022\101_1114\IMG_0054.JPG 11/14/2022</p>
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.5015	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	21,845.00 x 1.50 = 32,768	
Factor Value		
Adjustments	1.0000	
Lot Value	32,768	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,232 / 2,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,232
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

Cost Approach		Manual : 01/2025	
Base Cost	104.90	Total Misc Impr	+ 14,408
Roofing Adj	+ 4.58	Garage Cost	+ 16,086
Subfloor Adj	+ -2.19	Total RCN	= 313,690
Heat/Cool Adj	+ 12.64	Depreciation (13%)	- 40,780
Plumbing Adj	+ 6.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,910
Adj Base Cost	= 126.88	Lot Value	+ 32,768
Total Area	x 2,232	Indicated Value	= 305,678
Adjusted Cost	= 283,196	Value Per SqFt	136.95

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,508	121.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	292,280		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	272,910		
Lot Value	32,768		
Indicated Value	305,678	136.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	305,678	136.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	103195	20x5		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	103196	18x13		234	26.20		6,131



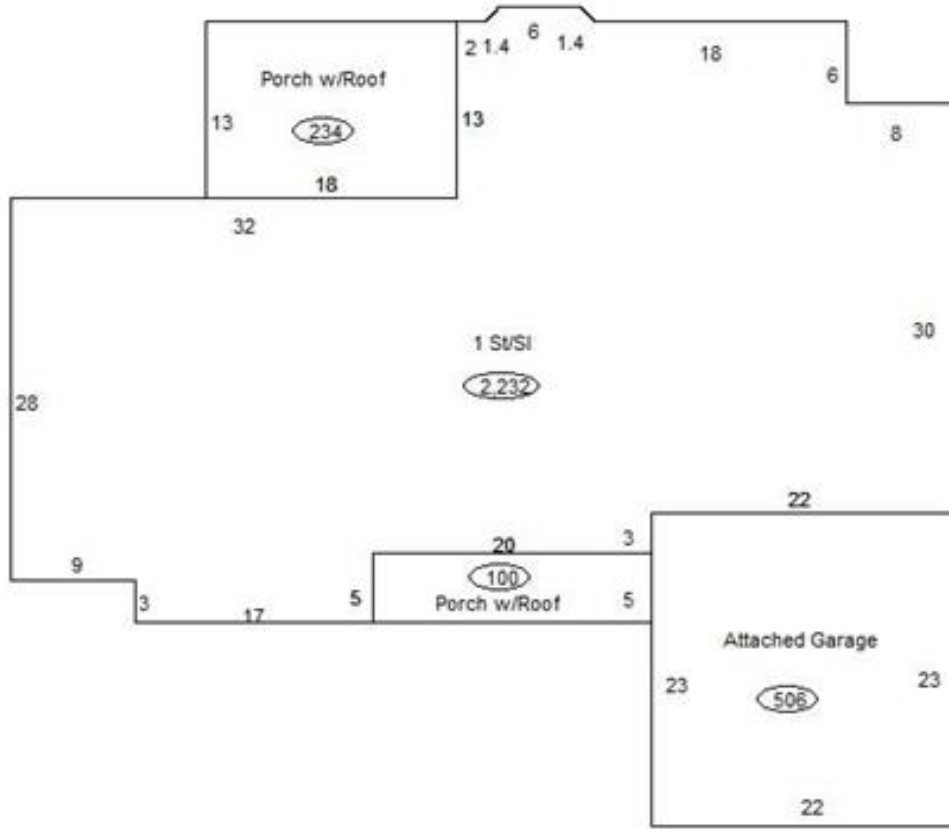
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,232	1.000	2,232
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	234	1.000	234
Total Building Area						2,232		2,232