



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:13:03
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Assessment Data					Primary Image																																																						
Account	660093985				<p>660093985 11/07/24</p> <p>660093985_001.JPG 2/23/2025</p>																																																						
Parcel ID	000000-00-0-70010-001-0013																																																										
Cadastral ID	32-23-17-06456																																																										
Property Type	REAL - Real Property																																																										
Property Class	URP	VI Area 2																																																									
Tax Area	33 - FOYIL OT/FOYIL FIRE																																																										
Name ID	347740																																																										
THAO, ETHAN Y & JAYLEN THAO																																																											
12055 S POPLAR ST CLAREMORE OK 74017-0000																																																											
Parcel Location																																																											
Situs	12055 S POPLAR ST																																																										
Subdivision	FOYIL O T																																																										
Lot/Block	0013 / 0001	Parcel Size 2 - Lots																																																									
Sec/Twn/Rng	32 / 23 / 17 / 5																																																										
Neighborhood	1207 - R-V02-NE FOYIL																																																										
School District	S007 - FOYIL SCHOOLS																																																										
Legal Description Lat/Long: 36.43701058 -95.51772027																																																											
Building Permits																																																											
LOTS 12 & 13 BLOCK 1 FOYIL O T.																																																											
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	Sale History																																																						
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code																																																		
					/	VANG, NKAUJ LIG	07/02/2025	120,000	YES																																																		
					/	KELLEHAN, TERRY & ANN	09/09/2022	90,000	19																																																		
					2596/327	SEC OF VETERANS AFFAIRS	11/16/2016	0	3																																																		
					2572/580	FIRST UNITED BANK & TRUST CO	08/18/2016	0	3																																																		
					2565/522	MYERS, CHARLES K	07/14/2016	0	10																																																		
					2212/234	KRUEGER, JOHNNY DEWAYNE &	12/06/2011	159,500	YES																																																		
Parcel Valuation																																																											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax																																																		
Remove Cap	2026	Land Value	17,291	17,291	11%	1,902	Assessed	13,200	1,341.91																																																		
Year Frozen	0	Improvements	102,709	102,709		11,298	Penalty	0																																																			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																		
TIF Project ID	0	Total Value	120,000	120,000		13,200	Total Taxable	13,200	1,342.00																																																		
Assessment History																																																											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																		
2025	2025-660093985	THAO, ETHAN Y &			33	168,882	0	16,870	1,715.00																																																		
2024	2024-660093985	VANG, NKAUJ LIG			33	193,288	0	16,067	1,675.00																																																		
2023	2023-660093985	VANG, NKAUJ LIG			33	139,104	0	15,302	1,596.00																																																		
2022	2022-660093985	VANG, NKAUJ LIG			33	133,704	0	14,318	1,498.00																																																		
2021	2021-660093985	KELLEHAN, TERRY & ANN			33	123,960	0	13,636	1,389.00																																																		
2020	2020-660093985	KELLEHAN, TERRY & ANN			33	123,851	0	13,501	1,429.00																																																		
2019	2019-660093985	KELLEHAN, TERRY & ANN			33	116,892	0	12,858	1,366.00																																																		
2018	2018-660093985	KELLEHAN, TERRY & ANN			33	131,421	0	14,457	1,508.00																																																		
2017	2017-660093985	KELLEHAN, TERRY & ANN			33	129,625	0	14,259	1,491.00																																																		
2016	2016-660093985	SEC OF VETERANS AFFAIRS			33	127,740	1000	13,037	1,427.00																																																		
2015	2015-660093985	MYERS, CHARLES K			33	123,888	1000	12,628	1,371.00																																																		
2014	2014-660093985	MYERS, CHARLES K			33	129,111	1000	13,202	1,412.00																																																		
2013	2013-660093985	MYERS, CHARLES K			33	125,566	1000	12,813	1,340.00																																																		



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Lot Data	Square-Foot - NBHD 1207 #1	Primary Image
Lot Size Lot Count Units Buildable 10000 Non-Ag Acres 0.4411 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 19,215.00 x .45 = 8,647 Factor Value Adjustments 1.9997 Lot Value 17,291		

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Vinyl
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,400
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1955 / 85

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 190,405 79.34 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 90,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.53	Total Misc Impr	+ 31,689	Roofing Adj	+ 4.12	Garage Cost	+ 0
Subfloor Adj	+ -1.09	Total RCN	= 325,473	Heat/Cool Adj	+ 11.47	Depreciation (80%)	- 260,378
Plumbing Adj	+ 7.38	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 65,095
Adj Base Cost	= 122.41	Lot Value	+ 17,291	Total Area	x 2,400	Indicated Value	= 82,386
		Value Per SqFt	34.33	Adjusted Cost	= 293,784		

Value Reconciliation
Selected Approach Cost Approach Improvements 65,095 Lot Value 17,291 Indicated Value 82,386 34.33 Per SqFt Agland Value Site Improvements 37,614 Total Value 120,000 50.00 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	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	112738	26x14		364	60.80		22,131
PRCH	SLAB PORCH - COVERED	112739	27x7		189	23.61		4,462



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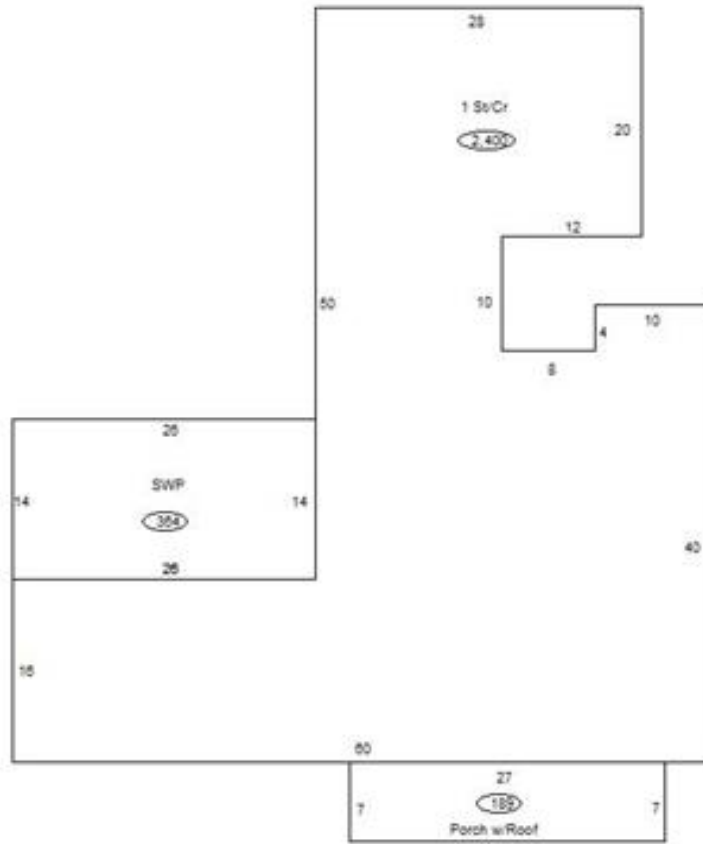
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,400	1.000	2,400
2	M	EPSW		13	EPSW	364	1.000	364
3	M	PRCH		13	SLBC	189	1.000	189
Total Building Area						2,400		2,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x10	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (33.54 x 960)	32,198	32,198	4,830	27,368
	SPLG	Swimming Pool - In Ground	14x30x0			420
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (53.03 x 420)	22,273	22,273	12,027	10,246