



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	660098194													
Parcel ID	21N15E-12-3-00000-000-0004													
Cadastral ID	12-21-15-00431													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	349458													
XIONG, HOUA & PALOR														
21762 S 4440 RD VINITA OK 74301-0000														
Parcel Location														
Situs	20525 S 4120 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.93 - Acres											
Sec/Twn/Rng	12 / 21 / 15 / 3													
Neighborhood	6080 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31359428 -95.66755289														
COMM NW/4 N2 SW S01.1504E 273.22 TO POB; N88.4008E 660; S01 1504E 193.22; S88.4008W 647.10; N16.3636W 48.70; N01.1504W 146.24 TO POB														
Building Permits														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HV	Veteran	Yes	999,999	44,780	/	MOLLETT, DONALD M	02/23/2026	480,000	YES					
					/	HOSSELKUS, ELIZABETH A AND	02/10/2020	349,000	YES					
					2495/32	DAKE PROPERTIES INC	08/21/2015	329,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	2027	Land Value	88,356	63,325	11%	6,966	Assessed	44,780	4,766.45					
Year Frozen	0	Improvements	401,106	343,763		37,814	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	44,780	-4,139.00					
TIF Project ID	0	Total Value	489,462	407,088		44,780	Total Taxable	0	627.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660098194	MOLLETT, DONALD M	8	447,588	43476		609.00							
2024	2024-660098194	MOLLETT, DONALD M	8	471,317	42209		591.00							
2023	2023-660098194	MOLLETT, DONALD M	8	418,237	40980		574.00							
2022	2022-660098194	MOLLETT, DONALD M	8	416,953	39787		545.00							
2021	2021-660098194	MOLLETT, DONALD M	8	351,161	1000	37,628	3,848.00							
2020	2020-660098194	MOLLETT, DONALD M	8	340,504	0	36,706	3,877.00							
2019	2019-660098194	HOSSELKUS, ELIZABETH A AND	8	317,797	0	34,958	3,731.00							
2018	2018-660098194	HOSSELKUS, ELIZABETH A AND	8	341,667	0	37,584	4,004.00							
2017	2017-660098194	HOSSELKUS, ELIZABETH A AND	8	338,801	0	37,268	3,907.00							
2016	2016-660098194	HOSSELKUS, ELIZABETH A AND	8	330,005	0	36,301	3,913.00							
2015	2015-660098194	HOSSELKUS, ELIZABETH A AND	8	615	0	68	7.00							



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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.9279		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	127,539.00 x .69 = 88,356		
Factor Value			
Adjustments	1.0000		
Lot Value	88,356		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,194 / 2,937
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,194
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	858 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	436,320 148.56 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	401,106
Lot Value	88,356
Indicated Value	489,462 166.65 Per SqFt
Agland Value	
Site Improvements	
Total Value	489,462 166.65 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.51	Total Misc Impr	+ 19,992
Roofing Adj	+ 4.42	Garage Cost	+ 38,970
Subfloor Adj	+ -3.45	Total RCN	= 435,985
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 34,879
Plumbing Adj	+ 8.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 401,106
Adj Base Cost	= 128.37	Lot Value	+ 88,356
Total Area	x 2,937	Indicated Value	= 489,462
Adjusted Cost	= 377,023	Value Per SqFt	166.65

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	123459	23x10		230	32.16		7,397
PRCH	SLAB PORCH - COVERED	123460	16x5		80	32.94		2,635
PATO	SLAB PORCH - OPEN	123461	16x13		208	13.06		2,716



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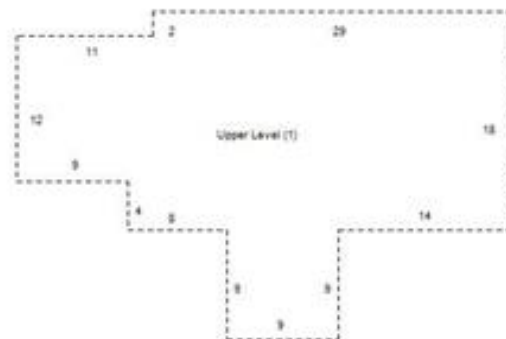
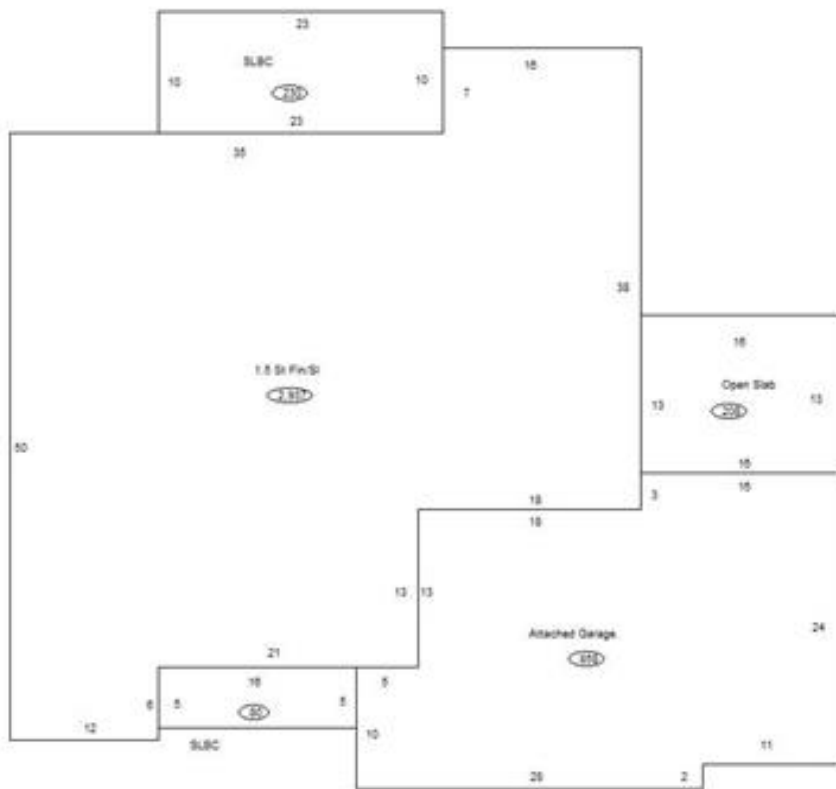
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,194	1.339	2,937
2	G	1		10	Attached Garage	858	1.000	858
3	U	^UL		10	Upper Level (1)	743	1.000	743
4	M	PRCH		10	SLBC	230	1.000	230
5	M	PRCH		10	SLBC	80	1.000	80
6	M	PATO		10	Open Slab	208	1.000	208
Total Building Area						2,194		2,937



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						