



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:56:40  
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Assessment Data					Primary Image				
Account	660107254								
Parcel ID	000000-0001-009-0-000-00								
Cadastral ID	20-21-16-13040								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	347951								
VANG, XEE & JEY JEFF MOUA									
1106 W ABILENE RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01106 W ABILENE RD								
Subdivision	RED PLAINS PHASE II								
Lot/Block	0009 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28578275 -95.62275198									
Building Permits									
LOT 9 BLOCK 6 RED PLAINS PHASE II									
Number	Description	Opened	Closed	Amount					
R22 22-89	R23 NEW SFR 1613 SQ FT	11/2022	05/2023	162,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	GRANT, HUNTER ISAIAH &	08/13/2025	250,000	YES					
/	RAUSCH COLEMAN HOMES OF TULSA/	04/21/2023	243,000	YES					
/	TULSA L DEV LLC	09/15/2022	0	WB					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	43,964	43,964	11%	Assessed	27,500	2,541.82	
Year Frozen		Improvements	206,039	206,039		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-93.00	
TIF Project ID	0	Total Value	250,003	250,003	27,500	Total Taxable	26,500	2,449.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107254	VANG, XEE & JEY JEFF MOUA	17	241,072	0	26,518	2,451.00		
2024	2024-660107254	GRANT, HUNTER ISAIAH &	17	244,600	0	26,906	2,487.00		
2023	2023-660107254	GRANT, HUNTER ISAIAH &	17	2,102	0	231	21.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1705		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,429.00 x 5.88 = 43,658		
Factor Value			
Adjustments	1.0070		
Lot Value	43,964		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG\_00 10/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,610 / 1,610
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	206,039		
Lot Value	43,964		
Indicated Value	250,003	155.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,003	155.28	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.35	Total Misc Impr	+ 3,215
Roofing Adj	+ 4.46	Garage Cost	+ 14,441
Subfloor Adj	+ -1.15	Total RCN	= 210,244
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,205
Plumbing Adj	+ 6.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 206,039
Adj Base Cost	= 119.62	Lot Value	+ 43,964
Total Area	x 1,610	Indicated Value	= 250,003
Adjusted Cost	= 192,588	Value Per SqFt	155.28

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156955	6x5		30	24.17		725
PRCH	Slab Porch - Covered	156956	13x8		104	23.94		2,490



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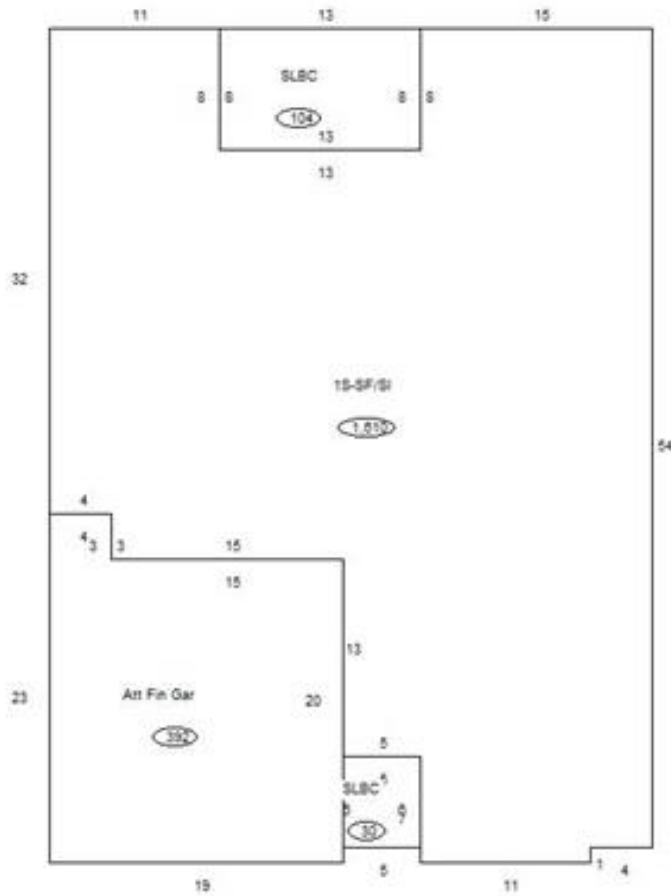
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### Sketch Image

660107254



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,610	1.000	1,610
2	G	5		10	Att Fin Gar	392	1.000	392
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	104	1.000	104
<b>Total Building Area</b>						<b>1,610</b>		<b>1,610</b>