



# 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	660004511								
Parcel ID	22N15E-05-3-00000-000-0000								
Cadastral ID	05-22-15-00100								
Property Type	REAL - Real Property								
Property Class	RC	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	335187								
SHI CHEN LLC									
2915 E 103RD PL TULSA OK 74137-0000									
Parcel Location									
Situs	13567 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size 2.55 - Acres							
Sec/Twn/Rng	5 / 22 / 15 / 3								
Neighborhood	5001 - TASC 2016								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.41494986 -95.73536349									
TR DESC AS COMM NW/C W2 NE SW; S 205.56' TO POB ON SLY ROW LN US HWY 169; S 577.50'; N74.4139E 319.53'; N01.1742E 403.87'; N00 4134E 258.82'; S62.0812W 362.48' TO POB LESS TR BEG 336' S 330' E OF NW/C NE SW; S 50' W 50' N 50' E 50' TO POB. &									
Building Permits									
Number	Description	Opened	Closed	Amount					
S22	S23 SPLIT ACCOUNT NEEDS REBUILT	09/2022	09/2022						
R22	R23 NEW ADDRESS	02/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SHI CHEN LLC	08/25/2022	0	4					
/	NDS ENTERPRISES LLC	06/18/2021	432,000	YES					
1816/635	HARBUCK, JIM	10/04/2006	375,000	YES					
955/49	SELLER	04/21/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2022	Land Value	109,585	109,585	11%	12,054	Assessed	18,622 2,014.56	
Year Frozen	0	Improvements	72,850	59,701		6,568	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	182,435	169,286		18,622	Total Taxable	18,622 2,015.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004511	SHI CHEN LLC	10	195,470	0	17,735	1,918.00		
2024	2024-660004511	SHI CHEN LLC	10	153,548	0	16,890	1,769.00		
2023	2023-660004511	SHI CHEN LLC	10	432,000	0	21,335	2,219.00		
2022	2022-660004511	SHI CHEN LLC	10	184,721	0	20,319	2,103.00		
2021	2021-660004511	SHI CHEN LLC	10	438,922	0	48,282	5,034.00		
2020	2020-660004511	NDS ENTERPRISES LLC	10	440,657	0	48,473	5,127.00		
2019	2019-660004511	NDS ENTERPRISES LLC	10	426,314	0	46,895	4,867.00		
2018	2018-660004511	NDS ENTERPRISES LLC	10	445,347	0	45,485	4,884.00		
2017	2017-660004511	NDS ENTERPRISES LLC	10	441,936	0	43,319	4,926.00		
2016	2016-660004511	NDS ENTERPRISES LLC	10	435,478	0	41,256	4,272.00		
2015	2015-660004511	NDS ENTERPRISES LLC	10	357,194	0	39,291	3,849.00		
2014	2014-660004511	NDS ENTERPRISES LLC	10	357,194	0	39,291	3,844.00		
2013	2013-660004511	NDS ENTERPRISES LLC	10	359,167	0	39,508	3,738.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	111,078.00 x .76 = 84,615		
Factor Value	0		
Adjustments	129.51%		
Lot Value	109,585		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1013229
Total Building Area	2,889	Image Date	10/20/2022
Total Base Value	191,887	Name	IMG_0006.JPG
Modifier Value		Description	\\tsclient\T\LOGAN\LOGAN RESIDENTIAL V\2022-10-19\IMG_0006.JPG
Misc Improvements	924		
Replacement Cost New	192,811		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	61,700		
Economic Depreciation			
RCNLD (All Sources)	61,700		
Depreciated Improvements			
Outbuilding Value	11,150		
Total Improvement Value	72,850		
Land Value	109,585		
Cost Approach Value	182,435		
			63.15/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	11,150
Miscellaneous Income		Land Value	109,585
Effective Gross Income (EGI)		Total Appraised Value	182,435
Total Expenses			63.15/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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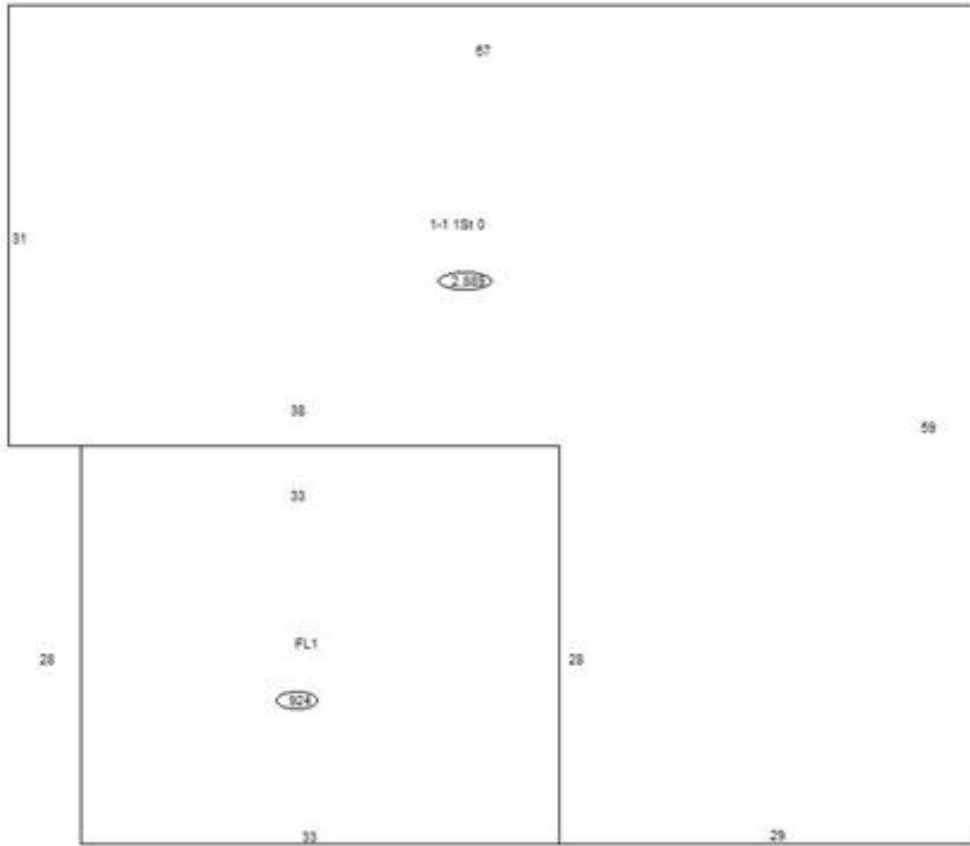
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### Sketch Image

660004511



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	FL1		10	FL1	924	1.000	924
2	C	406		10	1-1 1St 0	2,889	1.000	2,889
<b>Total Building Area</b>						2,889		2,889



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Account 660004511  
 Parcel ID 22N15E-05-3-00000-000-0000  
 Cadastral ID 05-22-15-00100

Tax Area Code 10  
 Property Class RC  
 Owners Name SHI CHEN LLC

### Building Data

Building ID 1150  
 Building Sequence 1  
 Occupancy 1 406 Storage Warehouse 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 2,889  
 Average Perimeter 252  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 1982  
 Effective Age 29  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 2 - Fair  
 Condition 2 - Fair  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 11 - Radiant Space Heaters  
 Roof Type  
 Roof Cover

Basement Area  
 Basement Levels  
 Basement Finish  
 Finish Code - 1  
 Finish Area - 1  
 Finish Code - 2  
 Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0005.JPG  
 Image Date 5/20/2022  
 Image Name IMG\_0005.JPG  
 Description REVAL 2023

### Cost Calculations

Appraisal Zone 4  
 Zone Description  
 Base Cost 42.57  
 Wall Cost 17.00  
 HVAC Cost 6.85  
 Basement Cost 0.00  
 Total Base Cost 66.42  
 Total Area 2,889  
 Base RCN 191,887  
 Misc Impr Value 924

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 192,811  
 Physical Depreciation 68%  
 Functional Depreciation  
 Total Depreciation 68% (131,111)  
 Total RCNLD 61,700  
 Lump Sums  
 Total Building Value 61,700 \$ 21.36 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
FL1	Flat Value		33x28	924	1.00		924
<b>Total Misc Improvement</b>							<b>924</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV LEAN TO		14x20x0			560
	Qual 1	Cond 1	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 560)				560		560
FLV LEAN TO			15x59x0			1,770
Qual 1	Cond 1	Year			Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 1,770)				1,770		1,770
FLV LEAN TO			7x7x0			8,820
Qual	Cond	Year			Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 8,820)				8,820		8,820
<b>Total Site Improvement Value</b>						<b>11,150</b>