




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 660018208 Parcel ID 000000-00-0-10200-004-0001 Cadastral ID 20-21-16-02110 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349083 EHONG LLC 2915 E 103RD PL TULSA OK 74137-0000 Parcel Location Situs 02300 SW WOLF RUN DR Subdivision HUNTERS TRAIL Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (283)\IMG_0020.JPG 10/12/2023</p>																																																	
Legal Description Lat/Long: 36.28461043 -95.63090555																																																						
LOT 1 BLOCK 4 HUNTERS TRAIL					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	CHEN, SHI YAN	12/30/2025	0	4																																													
					/	CHEN, SHI Q	12/10/2019	0	4																																													
					2070/637	PARKER, ALPHA P	11/17/2009	143,000	YES																																													
					1012/423	BASLER, J D & ASSOCIATES-INC	01/08/1996	13,500	Yes																																													
					946/798	PEOPLES STATE BANK	02/11/1994	180,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2010</td> <td>Land Value 42,796</td> <td>26,163</td> <td>11%</td> <td>2,878</td> <td>Assessed</td> <td>22,125</td> <td>2,045.01</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 187,766</td> <td>174,977</td> <td></td> <td>19,247</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 230,562</td> <td>201,140</td> <td></td> <td>22,125</td> <td>Total Taxable</td> <td>22,125</td> <td>2,045.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2010	Land Value 42,796	26,163	11%	2,878	Assessed	22,125	2,045.01	Year Frozen	0	Improvements 187,766	174,977		19,247	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 230,562	201,140		22,125	Total Taxable	22,125	2,045.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018208	CHEN, SHI YAN &	17	228,410	0	21,072	1,948.00																																															
2024	2024-660018208	CHEN, SHI YAN &	17	220,832	0	20,068	1,855.00																																															
2023	2023-660018208	CHEN, SHI YAN &	17	173,753	0	19,113	1,751.00																																															
2022	2022-660018208	CHEN, SHI YAN &	17	169,646	0	18,661	1,727.00																																															
2021	2021-660018208	CHEN, SHI YAN &	17	165,466	0	18,201	1,607.00																																															
2020	2020-660018208	CHEN, SHI YAN &	17	166,060	0	18,207	1,667.00																																															
2019	2019-660018208	CHEN, SHI Q	17	157,639	0	17,340	1,606.00																																															
2018	2018-660018208	CHEN, SHI Q	17	161,942	0	17,814	1,646.00																																															
2017	2017-660018208	CHEN, SHI Q	17	160,570	0	17,663	1,622.00																																															
2016	2016-660018208	CHEN, SHI Q	17	156,415	0	17,206	1,615.00																																															
2015	2015-660018208	CHEN, SHI Q	17	152,888	0	16,818	1,517.00																																															
2014	2014-660018208	CHEN, SHI Q	17	155,655	0	16,913	1,568.00																																															
2013	2013-660018208	CHEN, SHI Q	17	146,430	0	16,107	1,474.00																																															



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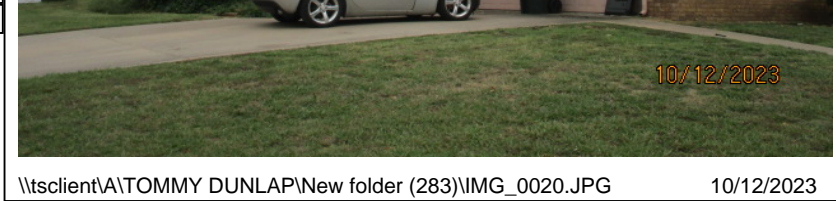
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1865 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,124.00 x 5.55 = 45,048 Factor Value Adjustments 0.9500 Lot Value 42,796		

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	1,888 / 1,888
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,888
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	227,208	120.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	216,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.30	Total Misc Impr	+ 5,948				
Roofing Adj	+ 4.51	Garage Cost	+ 15,930				
Subfloor Adj	+ -2.12	Total RCN	= 260,786				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 73,020				
Plumbing Adj	+ 8.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 187,766				
Adj Base Cost	= 126.54	Lot Value	+ 42,796				
Total Area	x 1,888	Indicated Value	= 230,562				
Adjusted Cost	= 238,908	Value Per SqFt	122.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,766		
Lot Value	42,796		
Indicated Value	230,562	122.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,562	122.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43895	12x7		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	43896	20x7		140	26.49		3,709



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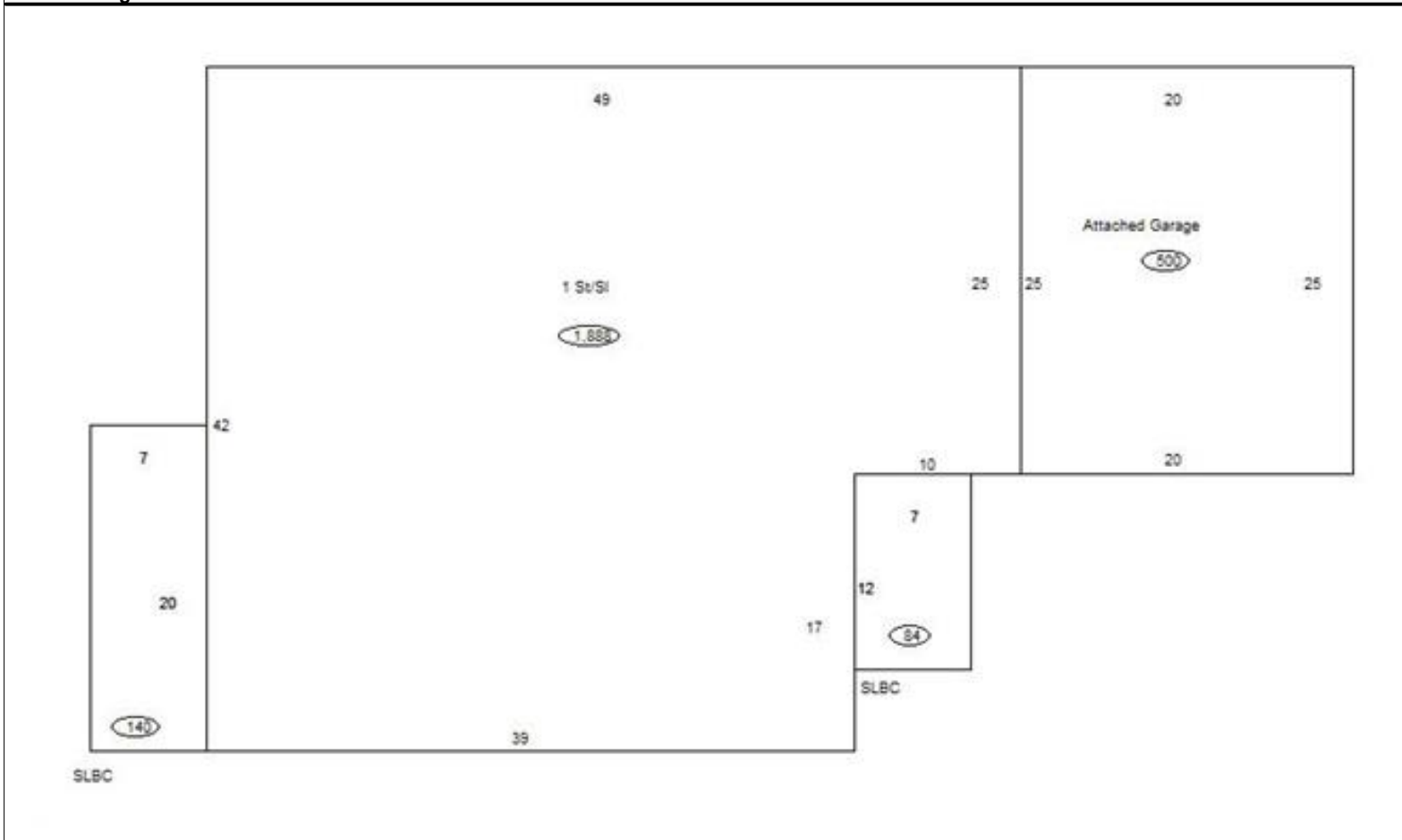
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Sketch Image

660018208



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,888	1.000	1,888
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	140	1.000	140
Total Building Area						1,888		1,888