



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:28:31
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|------------------|----------------|------------------|--|------------------|---------------|-----------------|-------------|--------|-------------|-----------|--------|-------------|----------|-----------|--------|-------------|------------|------|------------|---------|--------|-----|-------|----------|-----------------|-------------|---|--------------|---------|---------|--|--------|---------|---|----------------|---|-------------|---|---|--|---|-----------|--------|----------------|---|-------------|---------|---------|--|--------|---------------|-----------------|
| Account 660019087 Parcel ID 000000-00-0-00573-001-0001 Cadastral ID 22-21-14-01550 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 316095 CHANG, LUE & MEE 15906 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15906 E 96TH ST N Subdivision PARADISE VALLEY Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.29241218 -95.79496594 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 colspan="5"> </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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | 2496/541 | KING, JOSH RAY & | 08/27/2015 | 162,500 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | 2353/423 | SMITH, FRED L & | 08/28/2013 | 155,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 825/171 | | | 75,500 | 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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2016</td> <td>Land Value</td> <td>121,310</td> <td>72,096</td> <td>11%</td> <td>7,931</td> <td>Assessed</td> <td>22,242 2,178.83</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>130,308</td> <td>130,098</td> <td></td> <td>14,311</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>251,618</td> <td>202,194</td> <td></td> <td>22,242</td> <td>Total Taxable</td> <td>22,242 2,179.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | Remove Cap | 2016 | Land Value | 121,310 | 72,096 | 11% | 7,931 | Assessed | 22,242 2,178.83 | Year Frozen | 0 | Improvements | 130,308 | 130,098 | | 14,311 | Penalty | 0 | Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | TIF Project ID | 0 | Total Value | 251,618 | 202,194 | | 22,242 | Total Taxable | 22,242 2,179.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2016 | Land Value | 121,310 | 72,096 | 11% | 7,931 | Assessed | 22,242 2,178.83 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 130,308 | 130,098 | | 14,311 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 251,618 | 202,194 | | 22,242 | Total Taxable | 22,242 2,179.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660019087 | CHANG, LUE & MEE | 3 | 245,213 | 0 | 21,182 | 2,075.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660019087 | CHANG, LUE & MEE | 3 | 253,438 | 0 | 20,174 | 1,938.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660019087 | CHANG, LUE & MEE | 3 | 189,278 | 0 | 19,213 | 1,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660019087 | CHANG, LUE & MEE | 3 | 166,347 | 0 | 18,298 | 1,793.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660019087 | CHANG, LUE & MEE | 3 | 171,142 | 0 | 18,826 | 1,821.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660019087 | CHANG, LUE & MEE | 3 | 168,669 | 0 | 18,554 | 1,792.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660019087 | CHANG, LUE & MEE | 3 | 162,901 | 0 | 17,919 | 1,732.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660019087 | CHANG, LUE & MEE | 3 | 167,730 | 0 | 18,450 | 1,717.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660019087 | CHANG, LUE & MEE | 3 | 166,418 | 0 | 18,306 | 1,722.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660019087 | CHANG, LUE & MEE | 3 | 162,677 | 0 | 17,894 | 1,685.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660019087 | CHANG, LUE & MEE | 3 | 158,682 | 1000 | 16,455 | 1,560.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660019087 | KING, JOSH RAY & | 3 | 156,933 | 0 | 17,263 | 1,652.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660019087 | KING, JOSH RAY & | 3 | 150,247 | 1000 | 14,205 | 1,331.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:28:31
Page 2

| Lot Data | Square-Foot - NBHD 1118 #1 | Primary Image |
|--|----------------------------|---------------|
| Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 2.4998 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 108,890.00 x 1.11 = 121,310 Factor Value Adjustments 1.0000 Lot Value 121,310 | | |

| Residential Data | |
|------------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 60% Veneer, Masonry 40% Frame, Siding, Wood |
| Base/Total Area | 969 / 1,810 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 969 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 598 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1979 / 35 |

| GRM Approach |
|---|
| GRM Code Gross Rent 0.00 Indicated Value |

| Multiple Regression |
|---|
| MRA Code 1 Test Adusted R 0.8445 Indicated Value 195,876 108.22 Per SqFt |

| Direct Comparables |
|---|
| Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 264,270 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|----------|------------------------|-----------|----------------------|-----------|----------------------------|-----------|
| Base Cost | 89.44 | Total Misc Impr | + 6,609 | Roofing Adj | + 2.70 | Garage Cost | + 15,751 |
| Subfloor Adj | + -0.72 | Total RCN | = 222,673 | Heat/Cool Adj | + 11.47 | Depreciation (44%) | - 97,976 |
| Plumbing Adj | + 7.78 | Lump Sums | + 0 | Basement Adj | + 0.00 | RCNLD | = 124,697 |
| Adj Base Cost | = 110.67 | Lot Value | + 121,310 | Total Area | x 1,810 | Indicated Value | = 246,007 |
| | | Value Per SqFt | 135.92 | Adjusted Cost | = 200,313 | | |

| Value Reconciliation |
|--|
| Selected Approach Cost Approach Improvements 124,697 Lot Value 121,310 Indicated Value 246,007 135.92 Per SqFt Agland Value Site Improvements 5,611 Total Value 251,618 139.02 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 |
| PRCH | SLAB PORCH - COVERED | 46011 | 4x4 | | 16 | 24.22 | | 388 |
| PATO | SLAB PORCH - OPEN | 46012 | 13x8 | | 104 | 10.82 | | 1,125 |



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:28:31
 Page 4

660019087

Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--|--------------|-----------------------|-------------------|--------------------------------------|--------------------|
| | BARN | BARN | 24x46x0 | | | 1,104 |
| | Qual | 3 | Cond 3 | Year | Eff Age 1520 | |
| | Valuation Summary Base Cost (12.15 x 1,104) 13,414 | | Modifier Total | RCN 13,414 | Depr (60% Phys/ % Func) 8,048 | RCNLD 5,366 |
| | LF | LOAFING SHED | 12x12x0 | | | 144 |
| | Qual | 3 | Cond 3 | Year | Eff Age | |
| | Valuation Summary Base Cost (4.26 x 144) 613 | | Modifier Total | RCN 613 | Depr (60% Phys/ % Func) 368 | RCNLD 245 |