



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660030277 <b>Parcel ID</b> 000000-00-0-00375-029-0003 <b>Cadastral ID</b> 35-20-14-07580 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 340510 HER, ZOUA & YERCHANG CHONGVUE  1150 N 167TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01150 N 167TH E AVE <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0003 / 0029 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-9\IMG_0060. 6/10/2021</p>														
<b>Legal Description</b> Lat/Long: 36.17190286 -95.79104678																			
LOT 3 BLOCK 29 HIGHLAND ACRES					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	MORROW, THERESA E	12/12/2022	154,000	WG										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2023		Land Value 28,886	27,147	11%	2,986	Assessed	13,421	1,431.48										
Year Frozen	0		Improvements 157,745	94,863		10,435	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-106.00										
TIF Project ID	0		Total Value 186,631	122,010		13,421	Total Taxable	12,421	1,325.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660030277	HER, ZOUA &			1	126,665	1000	12,030	1,283.00										
2024	2024-660030277	HER, ZOUA &			1	133,788	1000	11,651	1,229.00										
2023	2023-660030277	HER, ZOUA &			1	111,658	1000	11,282	1,158.00										
2022	2022-660030277	MORROW, KIPPY RAY			1	94,864	1000	9,435	947.00										
2021	2021-660030277	MORROW, KIPPY RAY			1	98,967	1000	9,886	870.00										
2020	2020-660030277	MORROW, KIPPY RAY			1	97,260	1000	9,699	859.00										
2019	2019-660030277	MORROW, KIPPY RAY			1	94,940	1000	9,443	848.00										
2018	2018-660030277	MORROW, KIPPY RAY			1	98,315	1000	9,601	857.00										
2017	2017-660030277	MORROW, KIPPY RAY			1	97,435	1000	9,292	839.00										
2016	2016-660030277	MORROW, KIPPY RAY			1	94,674	1000	8,992	800.00										
2015	2015-660030277	MORROW, KIPPY RAY			1	94,154	1000	8,701	778.00										
2014	2014-660030277	MORROW, KIPPY RAY			1	95,041	1000	8,418	761.00										
2013	2013-660030277	MORROW, KIPPY RAY			1	89,765	1000	8,144	729.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2707	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,790.00 x 2.45 = 28,886	
Factor Value		
Adjustments	1.0000	
Lot Value	28,886	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	5% Veneer, Stone 95% Frame, Siding, Vinyl
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	225,047	131.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	162,440 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,389		
Lot Value	28,886		
Indicated Value	180,275	105.42	Per SqFt
Agland Value			
Site Improvements	6,356		
Total Value	186,631	109.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	109.61	Total Misc Impr	+	4,409	
Roofing Adj	+ 6.13	Garage Cost	+	21,347	
Subfloor Adj	+ 0.00	Total RCN	=	266,404	
Heat/Cool Adj	+ 16.31	Depreciation ( 44%)	-	117,218	
Plumbing Adj	+ 8.68	Lump Sums	+	2,203	
Basement Adj	+ 0.00	RCNLD	=	151,389	
Adj Base Cost	= 140.73	Lot Value	+	28,886	
Total Area	x 1,710	Indicated Value	=	180,275	
Adjusted Cost	= 240,648	Value Per SqFt		105.42	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2016	1	0.00	
PRCH	SLAB PORCH - COVERED	72157	27x5			135	32.66	4,409
WODO	WOOD DECK - OPEN	72158	16x10			160	30.16	80% 965
WODO	Wood Deck - Open	179292	4x4			16	38.71	619
WODO	Wood Deck - Open	179293	4x4			16	38.71	619



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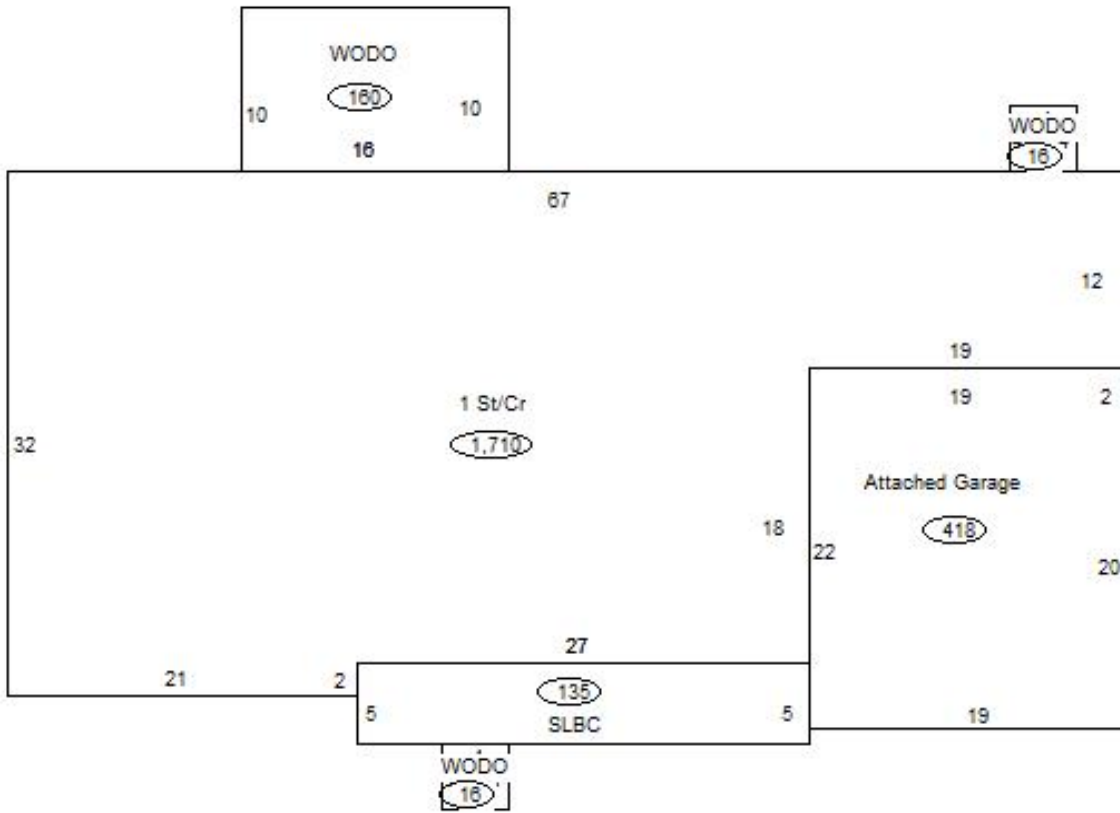
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,710	1.000	1,710
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	135	1.000	135
4	M	WODO		13	WODO	160	1.000	160
5	M	WODO		13	WODO	16	1.000	16
6	M	WODO		13	WODO	16	1.000	16
<b>Total Building Area</b>						<b>1,710</b>		<b>1,710</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Galvanized Metal	120
	<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2024	<b>Eff Age</b> 2	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (20.32 x 120)	2,438		2,438	244	2,194

	SHDS	Shed - Small	12x16x7	Plank	Formed Metal	192
	<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (24.09 x 192)	4,625		4,625	463	4,162