



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:46:39  
Page 1

Assessment Data				Primary Image															
<b>Account</b> 660106351 <b>Parcel ID</b> 000000-0004-011-0-000-00 <b>Cadastral ID</b> 20-21-16-12400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 338764 DENG, GUANG ZHU & LI E ZHANG  165 TARA ST SAN FRANCISCO CA 94112-0000  <b>Parcel Location</b> <b>Situs</b> 01110 W CHEYENNE LN <b>Subdivision</b> RED PLAINS PHASE I <b>Lot/Block</b> 0011 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_001 10/10/2023</p>															
<b>Legal Description</b> Lat/Long: 36.28652946 -95.62315087																			
LOT 11 BLOCK 4 RED PLAINS PHASE I				<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>R22 045</td> <td>R23- NEW SFR 1422 SQ FT</td> <td>01/2022</td> <td>08/2022</td> <td>146,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 045	R23- NEW SFR 1422 SQ FT	01/2022	08/2022	146,000
Number	Description	Opened	Closed	Amount															
R22 045	R23- NEW SFR 1422 SQ FT	01/2022	08/2022	146,000															
<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>										
					/	RAUSCH COLEMAN HOMES OF TULSA	06/23/2022	239,000	YES										
					/	TULSA L DEV LLC	10/06/2021	0	WB										
<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>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2023		<b>Land Value</b>	48,833	48,833	11%	<b>Assessed</b>	27,155	2,509.94										
<b>Year Frozen</b>			<b>Improvements</b>	198,026	198,026		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	246,859	246,859		<b>Total Taxable</b>	27,155	2,510.00										
<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	2025-660106351	DENG, GUANG ZHU &			17	238,631	0	26,250	2,426.00										
2024	2024-660106351	DENG, GUANG ZHU &			17	240,342	0	26,438	2,443.00										
2023	2023-660106351	DENG, GUANG ZHU &			17	240,342	0	26,438	2,422.00										
2022	2022-660106351	DENG, GUANG ZHU &			17	3,834	0	422	39.00										



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Time 10:46:39  
Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.199		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,668.00 x 5.32 = 46,136		
Factor Value			
Adjustments	1.0585		
Lot Value	48,833		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG\_001 10/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,520
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,599	142.50	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.87	Total Misc Impr	+ 3,434
Roofing Adj	+ 4.50	Garage Cost	+ 14,441
Subfloor Adj	+ -1.15	Total RCN	= 204,151
Heat/Cool Adj	+ 11.47	Depreciation ( 3%)	- 6,125
Plumbing Adj	+ 6.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 198,026
Adj Base Cost	= 122.55	Lot Value	+ 48,833
Total Area	x 1,520	Indicated Value	= 246,859
Adjusted Cost	= 186,276	Value Per SqFt	162.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,026		
Lot Value	48,833		
Indicated Value	246,859	162.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,859	162.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154916	15x3		45	24.13		1,086
PRCH	Slab Porch - Covered	154917	14x7		98	23.96		2,348



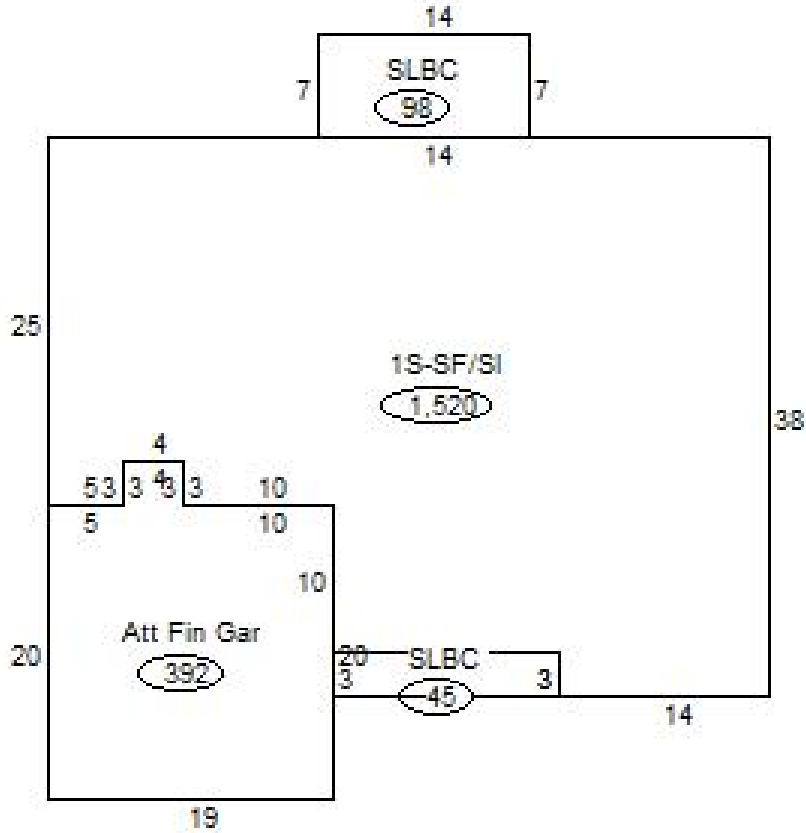
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 Time 10:46:39  
 Page 3

Sketch Image

660106351



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,520	1.000	1,520
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	SLBC	45	1.000	45
4	M	PRCH		20	SLBC	98	1.000	98
<b>Total Building Area</b>						1,520		1,520