



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:56:18
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| Assessment Data | | | | Primary Image | | | | | |
|--|----------------------------|--------------|-------------|---|-------------|---------------|---------------|---------|-------------|
| Account | 660107220 | | | <p>C:\Users\RLN\Pictures\2018-02-15 02-15-18\02-15-18 045.JPG 2/16/2018</p> | | | | | |
| Parcel ID | 22N15E-05-3-00000-001-0000 | | | | | | | | |
| Cadastral ID | 05-22-15-00101 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RR | 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 | 13571 S HWY 169 | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | .87 - Acres | | | | | | |
| Sec/Twn/Rng | 5 / 22 / 15 / 3 | | | | | | | | |
| Neighborhood | 6010 - UNPLATTED | | | | | | | | |
| School District | S004 - OOLOGAH SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.41534155 -95.73566106 | | | | Building Permits | | | | | |
| TR DESC 2022-014362 AS COMM NW/C W2 NE SW; S01.1112E 205.56' TO POB; N60.5659E 138.62'; S12.2342E 284.16'; S88.4848W 177.78'; N01.1112W 213.94' TO POB | | | | Number | Description | Opened | Closed | Amount | |
| | | | | S22 | S23 SPLIT | 09/2022 | 09/2022 | | |
| Exemptions | | | | Sale History | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | / | SHI CHEN LLC | 08/25/2022 | 0 | 4 |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax |
| Remove Cap | | Land Value | 47,375 | 47,375 | 11% | 5,211 | Assessed | 17,924 | 1,939.05 |
| Year Frozen | | Improvements | 200,685 | 115,575 | | 12,713 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 248,060 | 162,950 | | 17,924 | Total Taxable | 17,924 | 1,939.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660107220 | SHI CHEN LLC | 10 | 228,729 | 0 | 17,071 | 1,847.00 | | |
| 2024 | 2024-660107220 | SHI CHEN LLC | 10 | 218,969 | 0 | 16,258 | 1,703.00 | | |
| 2023 | 2023-660107220 | SHI CHEN LLC | 10 | 207,913 | 0 | 15,484 | 1,610.00 | | |
| 2022 | 2022-660107220 | SHI CHEN LLC | 10 | 134,060 | 0 | 14,747 | 1,527.00 | | |




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| Lot Data | Square-Foot - NBHD 6010 #1 | Primary Image |
|---|----------------------------|--|
| Lot Size Lot Count Units Buildable Non-Ag Acres 0.8644 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 37,654.00 x .60 = 22,592 Factor Value Adjustments 2.0970 Lot Value 47,375 | |  <p>C:\Users\RLN\Pictures\2018-02-15 02-15-18\02-15-18 045.JPG 2/16/2018</p> |

| Residential Data | |
|------------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 75% Veneer, Masonry 25% Frame, Siding, Vinyl |
| Base/Total Area | 2,962 / 2,962 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 0 |
| Fixture/RghIn | 7 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1970 / 42 |

| Cost Approach | | Manual : 01/2025 | |
|----------------------|-----------|----------------------------|-----------|
| Base Cost | 85.25 | Total Misc Impr | + 2,258 |
| Roofing Adj | + 4.20 | Garage Cost | + |
| Subfloor Adj | + 2.07 | Total RCN | = 312,142 |
| Heat/Cool Adj | + 10.30 | Depreciation (52%) | - 162,314 |
| Plumbing Adj | + 2.80 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 149,828 |
| Adj Base Cost | = 104.62 | Lot Value | + 47,375 |
| Total Area | x 2,962 | Indicated Value | = 197,203 |
| Adjusted Cost | = 309,884 | Value Per SqFt | 66.58 |

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

| Multiple Regression | |
|------------------------|------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 163,068 55.05 Per SqFt |

| Direct Comparables | |
|-------------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Value Reconciliation | |
|--------------------------|------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 149,828 |
| Lot Value | 47,375 |
| Indicated Value | 197,203 66.58 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 197,203 66.58 Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr Value |
| PRCH | Slab Porch - Covered | 155099 | 7x5 | | 35 | 21.18 | 741 |
| PRCH | Slab Porch - Covered | 155100 | 12x6 | | 72 | 21.07 | 1,517 |



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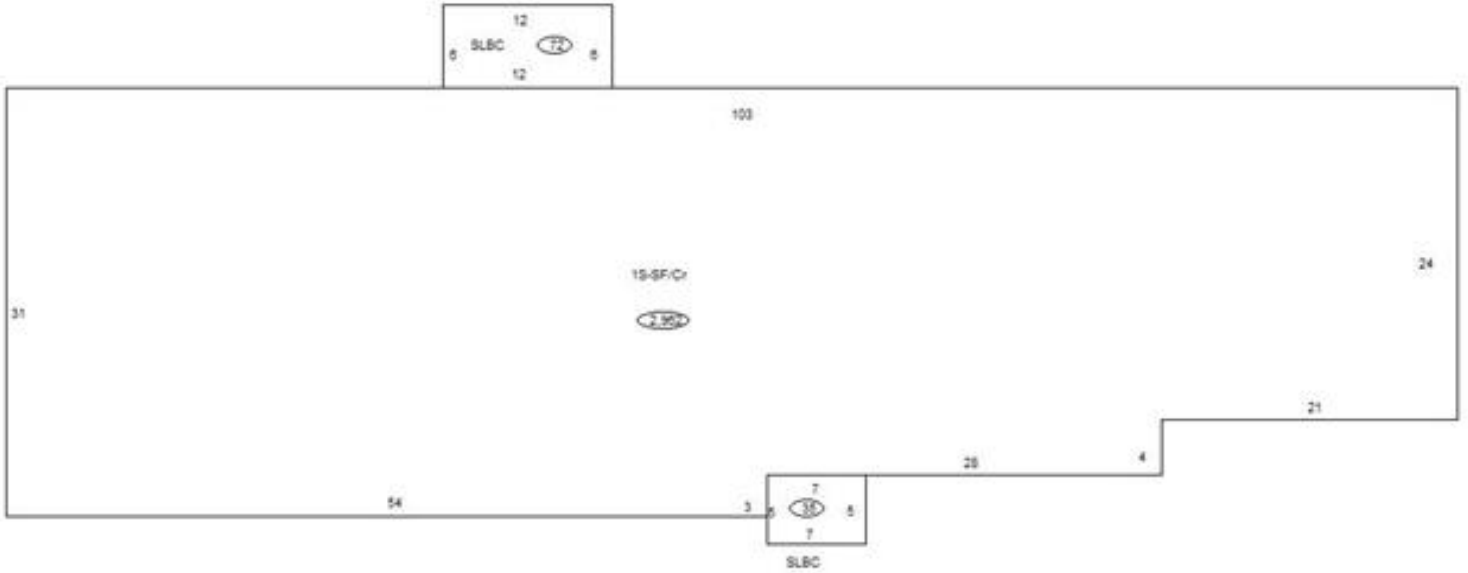
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 10 | 1S-SF/Cr | 2,962 | 1.000 | 2,962 |
| 2 | M | PRCH | | 10 | SLBC | 35 | 1.000 | 35 |
| 3 | M | PRCH | | 10 | SLBC | 72 | 1.000 | 72 |
| Total Building Area | | | | | | 2,962 | | 2,962 |



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| Lot Data | Primary Image |
|---|--|
| <p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p> | |
| Cost Approach | |
| <p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 50,857</p> <p>Total Improvement Value 50,857</p> <p>Land Value</p> <p>Cost Approach Value 50,857</p> | <p>Image Information</p> <p>Image ID 994437</p> <p>Image Date 4/8/2022</p> <p>Name IMG_0046.JPG</p> <p>Description \\tsclient\T\TOMMY DUNLAP\New folder (43)\IMG_0046.JPG</p> |
| Income Approach | Value Reconciliation |
| <p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p> | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 200,685</p> <p>Land Value</p> <p>Total Appraised Value 50,857</p> |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------------------|---------|---------------------------|-----------------------|------------|------------------------------|---------------|
| | UTIL | SHOP BUILDING | 30x60x0 | | | 1,800 |
| | Qual 3 | Cond 3 | Year | Eff Age | 1520 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
| | | Base Cost (27.54 x 1,800) | | 49,572 | | 49,572 |
| LT | LEAN-TO | | 20x22x0 | | | 440 |
| Qual 3 | Cond 3 | Year | Eff Age | | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
| | | Base Cost (2.92 x 440) | | 1,285 | | 1,285 |
| Total Site Improvement Value | | | | | | 50,857 |