



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:56:20
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Assessment Data					Primary Image				
Account 660107223 Parcel ID 22N15E-05-3-00000-002-0000 Cadastral ID 05-22-15-00102 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 13565 S HWY 169 Subdivision Lot/Block / Parcel Size .55 - Acres Sec/Twn/Rng 5 / 22 / 15 / 3 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (43)\IMG_0047.JPG 4/8/2022</p>				
Legal Description Lat/Long: 36.41516096 -95.73510245									
TR DESC 2022-014363 AS COMM NW/C W2 NE SW; S01.1112E 205.56' TO POB ON SLY ROW HWY 169; N60.5659E 138.62'; S12.2342E 151' TOPOB; N71.0133E 142.83'; S00.0136E 226.25'; S88.4848W 95.25'; N12 2342W 186.12' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
					S22	S23 SPLIT	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	21,861	16,675	11%	1,834	Assessed	2,022	218.74
Year Frozen		Improvements	38,029	1,708		188	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	59,890	18,383		2,022	Total Taxable	2,022	219.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107223	SHI CHEN LLC	10	53,089	0	1,926	208.00		
2024	2024-660107223	SHI CHEN LLC	10	41,621	0	1,835	192.00		
2023	2023-660107223	SHI CHEN LLC	10	41,046	0	1,747	181.00		
2022	2022-660107223	SHI CHEN LLC	10	15,125	0	1,664	172.00		



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Lot Data	Primary Image	
Lot Size 0 x 0 Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 1 0 Value Model 1531 NBHD 4020 #1 Value Method Square-Foot Base Lot Value 23,958.00 x .73 = 17,489 Factor Value 4372 Adjustments Lot Value 21,861		
Cost Approach		
Manual Date 01/2025 Total Building Area Total Base Value Modifier Value Misc Improvements Replacement Cost New Phys/Func Depreciation Loss RCN Less Phys/Func Economic Depreciation RCNLD (All Sources) Depreciated Improvements Outbuilding Value 38,029 Total Improvement Value 38,029 Land Value 21,861 Cost Approach Value 59,890	Image ID 994438 Image Date 4/8/2022 Name IMG_0047.JPG Description \\tsclient\T\TOMMY DUNLAP\New folder (43)\IMG_0047.JPG	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value	Selected Valuation Method Cost Approach Total Improvement Value 38,029 Land Value 21,861 Total Appraised Value 59,890	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	30x40x0			1,200
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (11.22 x 1,200)				13,464	6,463	7,001
	UTIL	Shop Building	60x30x0			1,800
	Qual	3	Cond 3	Year 2003	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (27.54 x 1,800)				49,572	19,829	29,743
	LT	LEAN-TO	20x22x0			440
	Qual	3	Cond 3	Year 2003	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (2.92 x 440)				1,285		1,285
Total Site Improvement Value						38,029