



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:56:22
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Assessment Data					Primary Image																																																	
Account 660107224 Parcel ID 22N15E-05-3-00000-003-0000 Cadastral ID 05-22-15-00103 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 13563 S HWY 169 Subdivision Lot/Block / Parcel Size .5 - Acres Sec/Twn/Rng 5 / 22 / 15 / 3 Neighborhood 4020 - OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																						
Legal Description Lat/Long: 36.41434347 -95.73510336										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>S22</td> <td>S23 SPLIT</td> <td>09/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S22	S23 SPLIT	09/2022	09/2022																															
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Lot Data	Square-Foot - NBHD 4020 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.5176	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	22,547.00 x .73 = 16,459	
Factor Value		
Adjustments	1.0000	
Lot Value	16,459	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,602 / 1,602
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 44

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	94,618 59.06 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	85,085
Lot Value	16,459
Indicated Value	101,544 63.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	101,544 63.39 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.52	Total Misc Impr	+ 1,891				
Roofing Adj	+ 4.69	Garage Cost	+ 1,891				
Subfloor Adj	+ 2.31	Total RCN	= 179,713				
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 97,045				
Plumbing Adj	+ 5.18	Lump Sums	+ 2,417				
Basement Adj	+ 0.00	RCNLD	= 85,085				
Adj Base Cost	= 111.00	Lot Value	+ 16,459				
Total Area	x 1,602	Indicated Value	= 101,544				
Adjusted Cost	= 177,822	Value Per SqFt	63.39				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	155642	10x10		100	24.17		2,417
PRCH	Slab Porch - Covered	155643	18x5		90	21.01		1,891



Rogers

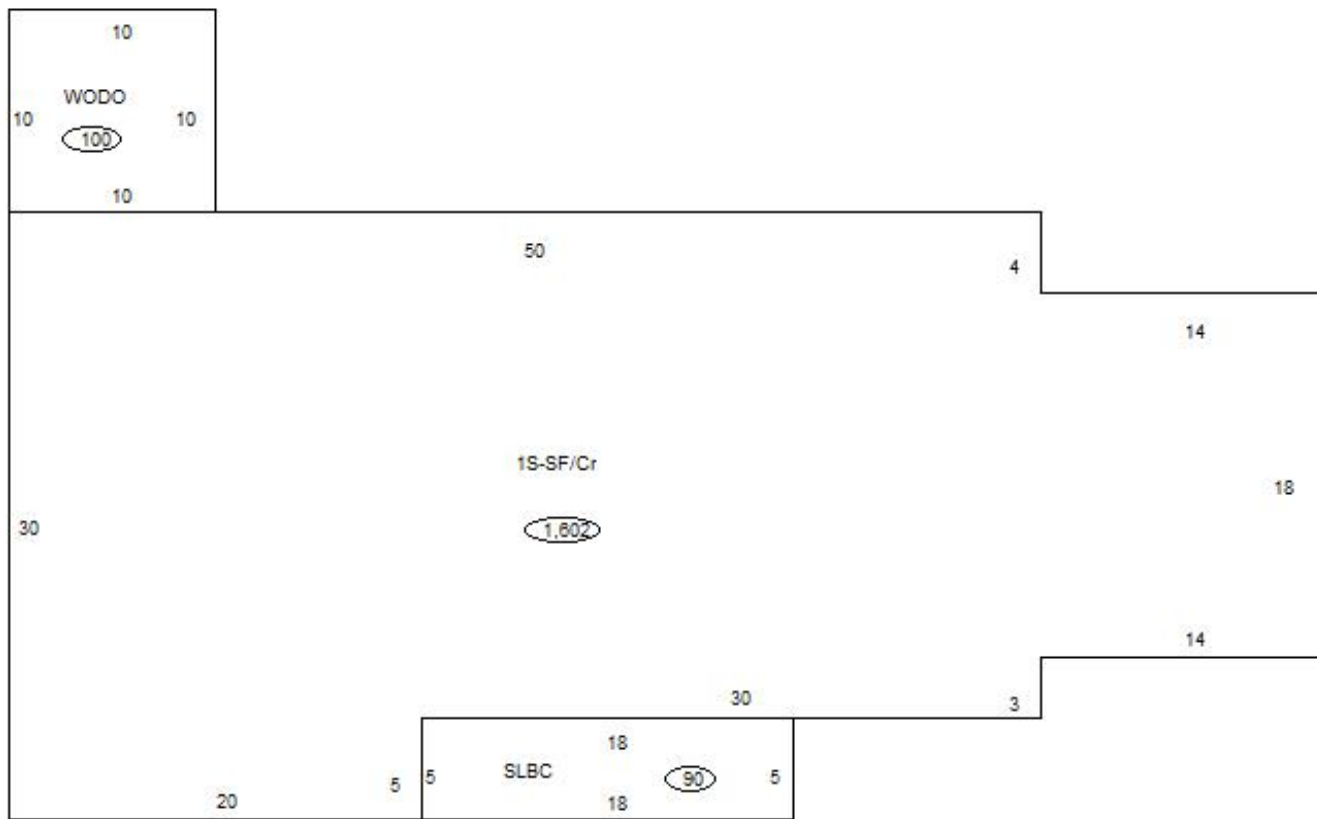
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Sketch Image

660107224



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,602	1.000	1,602
2	M	WODO		10	WODO	100	1.000	100
3	M	PRCH		10	SLBC	90	1.000	90
Total Building Area						1,602		1,602