



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:59:07  
 Page 1

Assessment Data					Primary Image									
Account	660077364				No Image On File									
Parcel ID	000000-00-0-20116-001-0003													
Cadastral ID	20-20-15-04020													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	315482													
YING, HAI C & JIAN Y														
3519 CRESTVIEW LN CATOOSA OK 74015-0000														
<b>Parcel Location</b>														
Situs	ALLEY DR													
Subdivision	RIVER HILL ESTATES II													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 20 / 15 / 5													
Neighborhood	1188 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.20531989 -95.73215189														
<b>Building Permits</b>														
LOT 3 RIVER HILL EST II														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	NELSON, THOMAS I-TRUSTEE &	08/26/2021	765,000	WG					
					2438/751	NELSON, THOMAS I	11/17/2014	0	4					
					2241/183	NELSON, THOMAS I	04/24/2012	0	4					
					2199/716	NELSON, THOMAS I TRUSTEE	10/04/2011	0	4					
					1743/267	NELSON, THOMAS I	11/01/2005	0	4					
					1664/624	PEDERSON, RHONDA S-TRUSTEE	03/11/2005	53,000	YES					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2022	Land Value	36,732	36,732	11%	4,041	Assessed	4,041	431.01					
Year Frozen	0	Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	36,732	36,732		4,041	Total Taxable	4,041	431.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660077364	YING, HAI C & JIAN Y			1	36,732	0	4,041	431.00					
2024	2024-660077364	YING, HAI C & JIAN Y			1	64,161	0	6,930	731.00					
2023	2023-660077364	YING, HAI C & JIAN Y			1	60,000	0	6,600	677.00					
2022	2022-660077364	YING, HAI C & JIAN Y			1	60,000	0	6,600	663.00					
2021	2021-660077364	YING, HAI C & JIAN Y			1	60,000	0	6,600	581.00					
2020	2020-660077364	NELSON, THOMAS I-TRUSTEE &			1	60,000	0	6,600	585.00					
2019	2019-660077364	NELSON, THOMAS I-TRUSTEE &			1	60,000	0	6,600	593.00					
2018	2018-660077364	NELSON, THOMAS I-TRUSTEE &			1	60,000	0	6,600	589.00					
2017	2017-660077364	NELSON, THOMAS I-TRUSTEE &			1	60,000	0	6,600	596.00					
2016	2016-660077364	NELSON, THOMAS I-TRUSTEE &			1	60,000	0	6,600	587.00					
2015	2015-660077364	NELSON, THOMAS I-TRUSTEE &			1	60,000	0	6,600	590.00					
2014	2014-660077364	NELSON, THOMAS I			1	60,000	0	6,600	597.00					
2013	2013-660077364	NELSON, THOMAS I			1	60,000	0	6,600	591.00					



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:59:07  
 Page 2

Lot Data		Square-Foot - NBHD 1188 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1042							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	48,099.00 x 1.53 = 73,463							
Factor Value								
Adjustments	0.5000							
Lot Value	36,732							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model	A Adam Test			
Year/Eff Age	/			Adjustment Model	1 2022 Residential			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value	36,732			
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	36,732 0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 36,732	Agland Value				
Total Area	x	Indicated Value	= 36,732	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	36,732 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value