



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:16:47  
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Assessment Data					Primary Image									
Account	660077365				No Image On File									
Parcel ID	000000-00-0-20116-001-0004													
Cadastral ID	20-20-15-04030													
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	0004 / 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: 36.20497073 -95.73236682														
<b>Building Permits</b>														
LOT 4 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					
					2438/750	NELSON, THOMAS I	11/17/2014	0	4					
					2241/185	NELSON, THOMAS I	04/24/2012	0	4					
					2199/715	NELSON, THOMAS I TRUSTEE	10/04/2011	0	4					
					1759/140	NELSON, THOMAS I &	11/05/2005	0	4					
					1331/259	BUSHYHEAD & WILLIS ENTER-LLC	11/08/2001	45,000	YES					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2022	Land Value	29,534	29,534	11%	3,249	Assessed	3,249	346.54					
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	29,534	29,534		3,249	Total Taxable	3,249	347.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660077365	YING, HAI C & JIAN Y	1	29,534	0	3,249	347.00							
2024	2024-660077365	YING, HAI C & JIAN Y	1	44,684	0	4,915	518.00							
2023	2023-660077365	YING, HAI C & JIAN Y	1	60,000	0	6,600	677.00							
2022	2022-660077365	YING, HAI C & JIAN Y	1	60,000	0	6,600	663.00							
2021	2021-660077365	YING, HAI C & JIAN Y	1	60,000	0	6,600	581.00							
2020	2020-660077365	NELSON, THOMAS I-TRUSTEE &	1	60,000	0	6,600	585.00							
2019	2019-660077365	NELSON, THOMAS I-TRUSTEE &	1	60,000	0	6,600	593.00							
2018	2018-660077365	NELSON, THOMAS I-TRUSTEE &	1	60,000	0	6,600	589.00							
2017	2017-660077365	NELSON, THOMAS I-TRUSTEE &	1	60,000	0	6,600	596.00							
2016	2016-660077365	NELSON, THOMAS I-TRUSTEE &	1	60,000	0	6,600	587.00							
2015	2015-660077365	NELSON, THOMAS I-TRUSTEE &	1	60,000	0	6,600	590.00							
2014	2014-660077365	NELSON, THOMAS I	1	60,000	0	6,317	571.00							
2013	2013-660077365	NELSON, THOMAS I	1	60,000	0	6,017	539.00							



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Lot Data		Square-Foot - NBHD 1188 #1		Primary Image			
Lot Size							
Lot Count							
Units Buildable	1						
Non-Ag Acres	0.7327						
Topography							
Street Access							
Utilities							
Amenities		0					
		0					
Method	Square-Foot						
Base Lot Value	31,917.00 x 1.85 = 59,067						
Factor Value							
Adjustments	0.5000						
Lot Value	29,534						
<b>Residential Data</b>				<b>GRM Approach</b>			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				<b>Multiple Regression</b>			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area /				Indicated Value			
Style				<b>Direct Comparables</b>			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	1 2022 Residential		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				<b>Value Reconciliation</b>			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	29,534		
Year/Eff Age /				Indicated Value	29,534	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	29,534	0.00	Total Value Per SqFt
<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 29,534				
Total Area	x	Indicated Value	= 29,534				
Adjusted Cost	= 0	Value Per SqFt	0.00				
<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value