



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:25:21
Page 1

Assessment Data					Primary Image														
Account 660099842 Parcel ID 0000000-00-000068-009-0001 Cadastral ID 02-20-14-01235 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338317 YOSHI LLC 5969 N EAGLE RD OWASSO OK 74055-0000 Parcel Location Situs 05969 N EAGLE RD Subdivision BLUFFS AT STONE CANYON PHASE III (THE) Lot/Block 0001 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 14 / 5 Neighborhood 1218 - R-V01-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660099842 09/09/25</p> <p>660099842_004.JPG 9/18/2025</p>														
Legal Description Lat/Long: 36.23921013 -95.78156238																			
LOT 1 BLOCK 9 THE BLUFFS AT STONE CANYON PHASE III					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>R18 000052</td> <td>R20- NEW SFR 5800 SQ FT</td> <td>03/2018</td> <td>05/2019</td> <td>900,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000052	R20- NEW SFR 5800 SQ FT	03/2018	05/2019	900,000
Number	Description	Opened	Closed	Amount															
R18 000052	R20- NEW SFR 5800 SQ FT	03/2018	05/2019	900,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	MATHESON, DEREK M &	02/03/2022	0	4										
					/	EPIC CUSTOM HOMES LLC	04/02/2019	1,018,500	YES										
					2695/662	C.A.B.O. DEVELOPMENT COMPANY LI	03/02/2018	175,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value	213,010	213,010	11%	23,431	Assessed	128,390										
Year Frozen			Improvements	955,069	954,176		104,959	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	1,168,079	1,167,186		128,390	Total Taxable	128,390										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660099842	YOSHI LLC			3	1,111,606	0	122,277	11,978.00										
2024	2024-660099842	YOSHI LLC			3	1,160,837	0	127,692	12,267.00										
2023	2023-660099842	YOSHI LLC			3	1,108,130	1000	120,894	11,329.00										
2022	2022-660099842	YOSHI LLC			3	1,091,096	1000	119,021	11,660.00										
2021	2021-660099842	MATHESON, DEREK M &			3	1,083,302	1000	118,163	11,431.00										
2020	2020-660099842	MATHESON, DEREK M &			3	1,066,082	0	117,269	11,328.00										
2019	2019-660099842	MATHESON, DEREK M &			3	175,007	0	19,251	1,861.00										
2018	2018-660099842	EPIC CUSTOM HOMES LLC			3	4,559	0	501	47.00										
2017	2017-660099842	C.A.B.O. DEVELOPMENT COMPANY LLC			3	4,559	0	501	47.00										



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Date 04/18/2026
 Time 09:25:21
 Page 2

Lot Data	Square-Foot - NBHD 1918 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6986	
Topography		
Street Access		
Utilities		
Amenities	GATE/BLUFFS 0	
	0	
Method	Square-Foot	
Base Lot Value	30,430.00 x 7.00 = 213,010	
Factor Value		
Adjustments	1.0000	
Lot Value	213,010	

Residential Data	
Type	1 Single Family Residence
Condition	6 - Excellent
Quality	6 - Excellent
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Stucco 40% Veneer, Masonry
Base/Total Area	4,098 / 5,823
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,098
Fixture/RghIn	22 /
Bed/F/H Bath	6 / 7.0 /
Basement Area	
Garage Type	936 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2019 / 5

Cost Approach		Manual : 01/2025	
Base Cost	113.37	Total Misc Impr	+ 51,905
Roofing Adj	+ 5.11	Garage Cost	+ 94,714
Subfloor Adj	+ -5.88	Total RCN	= 980,880
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 29,426
Plumbing Adj	+ 8.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 951,454
Adj Base Cost	= 143.27	Lot Value	+ 213,010
Total Area	x 5,823	Indicated Value	= 1,164,464
Adjusted Cost	= 834,261	Value Per SqFt	199.98



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	1,024,592	175.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	1,425,390 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	951,454		
Lot Value	213,010		
Indicated Value	1,164,464	199.98	Per SqFt
Agland Value			
Site Improvements	3,615		
Total Value	1,168,079	200.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
SHLT	STORM SHELTER	0		1	2019	0.00		
PRCH	SLAB PORCH - COVERED	141160	22x6		132	46.36		6,120
PRCH	SLAB PORCH - COVERED	141161	30x15		450	44.45		20,003
PATO	SLAB PORCH - OPEN	141162	30x8		240	15.51		3,722
PRCH	SLAB PORCH - COVERED	141163	15x15		225	45.67		10,276
PATO	SLAB PORCH - OPEN	141164	15x8		120	17.72		2,126



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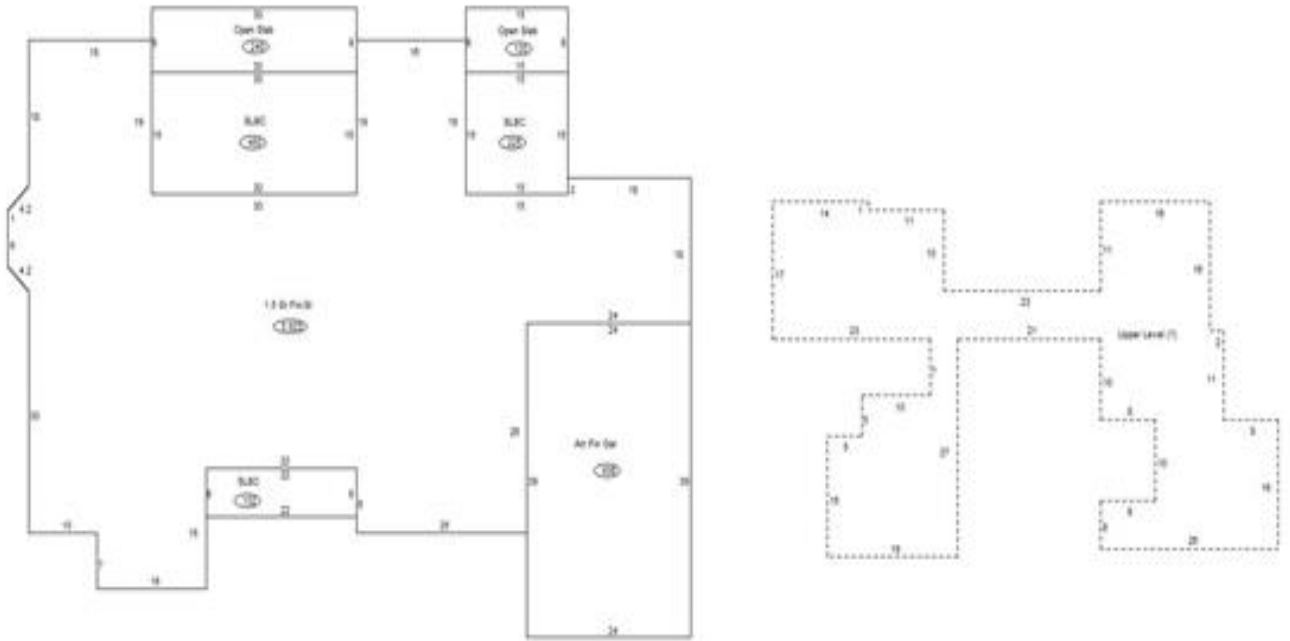
Date 04/18/2026

Time 09:25:21

Page 3

Sketch Image

660099842



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	4,098	1.421	5,823
2	U	^UL		13	Upper Level (1)	1,725	1.000	1,725
3	G	5		13	Att Fin Gar	936	1.000	936
4	M	PRCH		13	SLBC	132	1.000	132
5	M	PRCH		13	SLBC	450	1.000	450
6	M	PATO		13	Open Slab	240	1.000	240
7	M	PRCH		13	SLBC	225	1.000	225
8	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						4,098		5,823



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Date 04/18/2026
 Time 09:25:22
 Page 4

660099842

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	4	Cond 4	Year 2019	Eff Age 4		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (4,820.00 x 1)	4,820		4,820	1,205	3,615