



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:25:12
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Assessment Data				Primary Image						
Account	660109320			No Image On File						
Parcel ID	20N15E-19-2-00000-003-0000									
Cadastral ID	19-20-15-04320									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	345005									
YSD HOLDINGS LLC										
19047 E CANYON RIDGE RD OWASSO OK 74055-0000										
Parcel Location										
Situs	03100 N HWY 167									
Subdivision										
Lot/Block	/	Parcel Size	5.06 - Acres							
Sec/Twn/Rng	19 / 20 / 15 / 2									
Neighborhood	2015 - UNPLATTED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.20053917 -95.76022298				Building Permits						
TR DESC 2024-009030 AS COMM SW/C GOVT LOT 2; N88.3854E 433 60' TO POB; N03.4424W 508.71'; N88.3854E 431.24'; S03.4424E 227.61'; S05.3116E 281.62'; S88.3854W 440' TO POB.				Number	Description	Opened	Closed	Amount		
				S24	S25 SPLIT	08/2024				
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	WEST, ANITA LYNN UNDIV 1/2 INT &	07/09/2024	275,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2025	Land Value	263,725	263,725	11%	29,010	Assessed	29,010	3,094.21	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	263,725	263,725		29,010	Total Taxable	29,010	3,094.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109320	YSD HOLDINGS LLC			1	275,000	0	30,250	3,226.00	
2024	2024-660109320	YSD HOLDINGS LLC			1	465	0	51	5.00	



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Lot Data		Square-Foot - NBHD 2015 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	5.1172							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	222,904.00 x .34 = 76,417			GRM Approach				
Factor Value				GRM Code				
Adjustments	3.4511			Gross Rent 0.00				
Lot Value	263,725			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model 1 Res				
Exterior Wall				Adjustment Model A2 AO Test				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value 263,725				
Bed/F/H Bath / /				Indicated Value 263,725 0.00 Per SqFt				
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value 263,725 0.00 Total Value Per SqFt				
Year/Eff Age /								
Cost Approach		Manual : 01/2025						
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	+ 263,725					
Total Area	x	Indicated Value	= 263,725					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value