



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:28:36
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Assessment Data					Primary Image																																																																																																																				
Account 660030460 Parcel ID 000000-00-0-00897-001-0016 Cadastral ID 35-20-15-05500 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 333087 CRUZ, ERIC W 30232 S RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 30232 S RIDGE RD Subdivision WEST TIMBER RIDGE Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660030460_001.JPG 1/13/2026</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0353		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,099.00 x 1.13 = 50,940		
Factor Value			
Adjustments	1.0000		
Lot Value	50,940		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,317 / 1,317
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,317
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1978 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,349	122.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	113.67	Total Misc Impr	+ 8,171				
Roofing Adj	+ 5.12	Garage Cost	+ 17,606				
Subfloor Adj	+ -2.43	Total RCN	= 211,184				
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 54,908				
Plumbing Adj	+ 11.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 156,276				
Adj Base Cost	= 140.78	Lot Value	+ 50,940				
Total Area	x 1,317	Indicated Value	= 207,216				
Adjusted Cost	= 185,407	Value Per SqFt	157.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,276		
Lot Value	50,940		
Indicated Value	207,216	157.34	Per SqFt
Agland Value			
Site Improvements	2,011		
Total Value	209,227	158.87	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	72515		96	96	26.63		2,556



Rogers

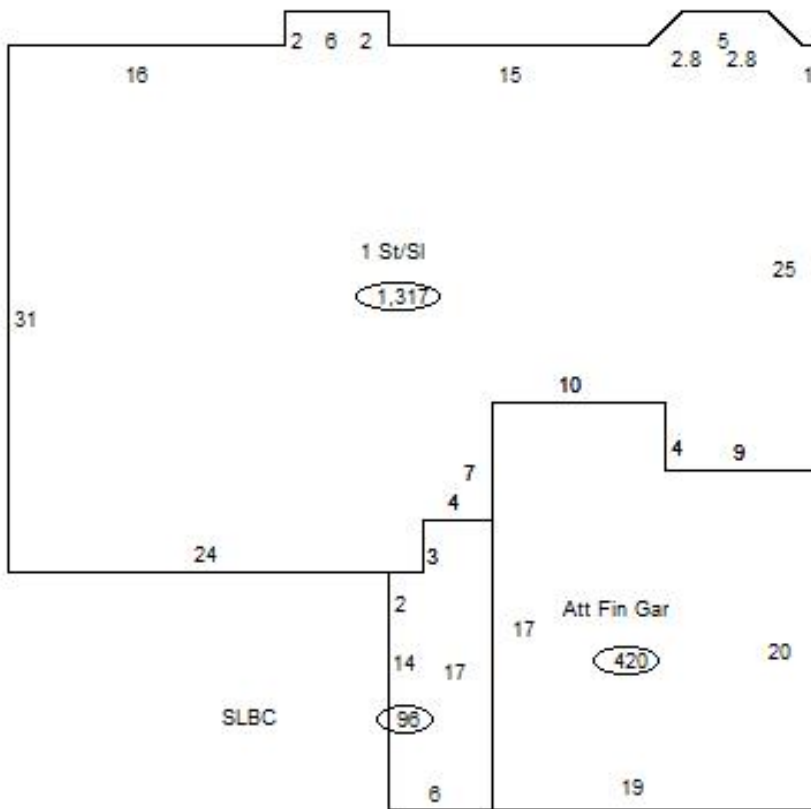
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Sketch Image

660030460



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,317	1.000	1,317
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,317		1,317



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year	2020	Eff Age 5
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (21.77 x 120)		2,612		2,612 601		2,011