



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660031202 Parcel ID 000000-00-0-20200-009-0007 Cadastral ID 36-20-14-03870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 263404 RIEDESEL, ERIC D & ROBBYN L 19001 RIDGE RD CATOOSA OK 74015-0000 Parcel Location Situs 19001 S RIDGE RD Subdivision WOODCREST ESTATES Lot/Block 0007 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 14 / 5 Neighborhood 1193 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-30\IMG_007: 6/30/2021</p>														
Legal Description Lat/Long: 36.17417434 -95.76505644																			
LOT 7 BLOCK 9 WOODCREST ESTATES					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1027/676	WILBURN, ELOISE W TRUSTEE	05/31/1996	20,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	0		Land Value 43,129	32,601	11%	3,586	Assessed	29,148	3,108.93										
Year Frozen	2024		Improvements 307,413	232,376		25,562	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-107.00										
TIF Project ID	0		Total Value 350,542	264,977		29,148	Total Taxable	28,148	3,002.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660031202	RIEDESEL, ERIC D & ROBBYN L			1	323,356	1000	28,148	3,002.00										
2024	2024-660031202	RIEDESEL, ERIC D & ROBBYN L			1	334,637	1000	28,147	2,969.00										
2023	2023-660031202	RIEDESEL, ERIC D & ROBBYN L			1	307,270	1000	27,299	2,802.00										
2022	2022-660031202	RIEDESEL, ERIC D & ROBBYN L			1	314,240	1000	26,474	2,657.00										
2021	2021-660031202	RIEDESEL, ERIC D & ROBBYN L			1	278,052	1000	25,674	2,259.00										
2020	2020-660031202	RIEDESEL, ERIC D & ROBBYN L			1	271,014	1000	24,898	2,205.00										
2019	2019-660031202	RIEDESEL, ERIC D & ROBBYN L			1	256,591	1000	24,143	2,168.00										
2018	2018-660031202	RIEDESEL, ERIC D & ROBBYN L			1	258,939	1000	23,411	2,090.00										
2017	2017-660031202	RIEDESEL, ERIC D & ROBBYN L			1	256,617	1000	22,700	2,050.00										
2016	2016-660031202	RIEDESEL, ERIC D & ROBBYN L			1	249,442	1000	22,009	1,957.00										
2015	2015-660031202	RIEDESEL, ERIC D & ROBBYN L			1	241,200	1000	21,340	1,907.00										
2014	2014-660031202	RIEDESEL, ERIC D & ROBBYN L			1	246,263	1000	20,688	1,871.00										
2013	2013-660031202	RIEDESEL, ERIC D & ROBBYN L			1	231,928	1000	20,057	1,795.00										



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Lot Data		Square-Foot - NBHD 1193 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2638		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,490.00 x 3.75 = 43,129		
Factor Value			
Adjustments	1.0000		
Lot Value	43,129		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,921 / 2,792
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,921
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	651 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	350,377	125.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	336,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.69	Total Misc Impr	+ 7,137				
Roofing Adj	+ 3.73	Garage Cost	+ 30,805				
Subfloor Adj	+ -2.37	Total RCN	= 377,282				
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 94,321				
Plumbing Adj	+ 8.02	Lump Sums	+ 17,974				
Basement Adj	+ 0.00	RCNLD	= 300,935				
Adj Base Cost	= 121.54	Lot Value	+ 43,129				
Total Area	x 2,792	Indicated Value	= 344,064				
Adjusted Cost	= 339,340	Value Per SqFt	123.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,935		
Lot Value	43,129		
Indicated Value	344,064	123.23	Per SqFt
Agland Value			
Site Improvements	6,478		
Total Value	350,542	125.55	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	74115	6x4		24	29.45		707
WODO	Wood Deck - Open	74117	264		264	21.19		5,594
WODC	Wood Deck - Covered	74118	370		370	33.46		12,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x20x8	Plank	Formed Metal	360
	Qual 4	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD	
Base Cost (23.37 x 360)	8,413		8,413	1,935	6,478