



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:40:21
Page 1

Assessment Data					Primary Image														
Account 660052017 Parcel ID 000000-00-0-00685-001-0002 Cadastral ID 26-20-15-03110 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 307397 ONYON, JAMES D & NANCY ANN 29956 S RIVER RIDGE DR CATOOSA OK 74015-0000 Parcel Location Situs 29956 RIVER RIDGE RD Subdivision RIVER RIDGE AMD Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0207\IMG_0005. 2/7/2022</p>														
Legal Description Lot/Long: 36.17744004 -95.68232554																			
LOT 2 BLOCK 1 RIVER RIDGE					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	No	1,000		2256/501	LANE, KATHY K	05/30/2012	317,500	YES										
					1021/740	RASH, WILLIAM C	03/12/1996	17,500	Yes										
					894/715	WEEVER, CINDY &	09/17/1992	10,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax										
Remove Cap	2013	Land Value	76,073	76,073	11%	8,368	Assessed	44,824	4,476.12										
Year Frozen	0	Improvements	331,418	331,418		36,456	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	407,491	407,491		44,824	Total Taxable	44,824	4,476.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660052017	ONYON, JAMES D & NANCY ANN			22	388,677	0	42,755	4,269.00										
2024	2024-660052017	ONYON, JAMES D & NANCY ANN			22	413,702	0	45,507	4,436.00										
2023	2023-660052017	ONYON, JAMES D & NANCY ANN			22	427,285	0	46,057	4,320.00										
2022	2022-660052017	ONYON, JAMES D & NANCY ANN			22	427,288	0	43,864	4,125.00										
2021	2021-660052017	ONYON, JAMES D & NANCY ANN			22	379,772	0	41,775	3,967.00										
2020	2020-660052017	ONYON, JAMES D & NANCY ANN			22	376,707	0	41,399	3,953.00										
2019	2019-660052017	ONYON, JAMES D & NANCY ANN			22	358,432	0	39,428	3,808.00										
2018	2018-660052017	ONYON, JAMES D & NANCY ANN			22	368,908	0	40,580	3,896.00										
2017	2017-660052017	ONYON, JAMES D & NANCY ANN			22	358,791	0	39,467	3,840.00										
2016	2016-660052017	ONYON, JAMES D & NANCY ANN			22	350,602	0	38,566	3,700.00										
2015	2015-660052017	ONYON, JAMES D & NANCY ANN			22	342,187	0	37,641	3,627.00										
2014	2014-660052017	ONYON, JAMES D & NANCY ANN			20	344,294	0	36,738	3,323.00										
2013	2013-660052017	ONYON, JAMES D & NANCY ANN			20	318,079	0	34,989	3,132.00										



Rogers

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Date 04/16/2026
 Time 22:40:21
 Page 2

Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.4639		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	107,329.00 x .71 = 76,073		
Factor Value			
Adjustments	1.0000		
Lot Value	76,073		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	2,110 / 2,813
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,785
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	665 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	375,826	133.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	401,060		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.58	Total Misc Impr	+ 24,966
Roofing Adj	+ 3.98	Garage Cost	+ 31,368
Subfloor Adj	+ -2.16	Total RCN	= 384,949
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 88,538
Plumbing Adj	+ 7.95	Lump Sums	+ 7,363
Basement Adj	+ 0.00	RCNLD	= 303,774
Adj Base Cost	= 116.82	Lot Value	+ 76,073
Total Area	x 2,813	Indicated Value	= 379,847
Adjusted Cost	= 328,615	Value Per SqFt	135.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	303,774		
Lot Value	76,073		
Indicated Value	379,847	135.03	Per SqFt
Agland Value			
Site Improvements	27,644		
Total Value	407,491	144.86	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
GENR	Generator - Residential Standby	0		1	1	3,304.00		3,304
PRCH	SLAB PORCH - COVERED	77558	10x6		60	29.34		1,760
PRCH	SLAB PORCH - COVERED	77559	278		278	28.55		7,937
PRCH	Porch	77560	16x12		192	28.83		5,535
WODO	WOOD DECK - OPEN	135048	138		138	28.37	10%	3,524
WODO	Wood Deck - Open	135049	13x12		156	27.34	10%	3,839



Rogers

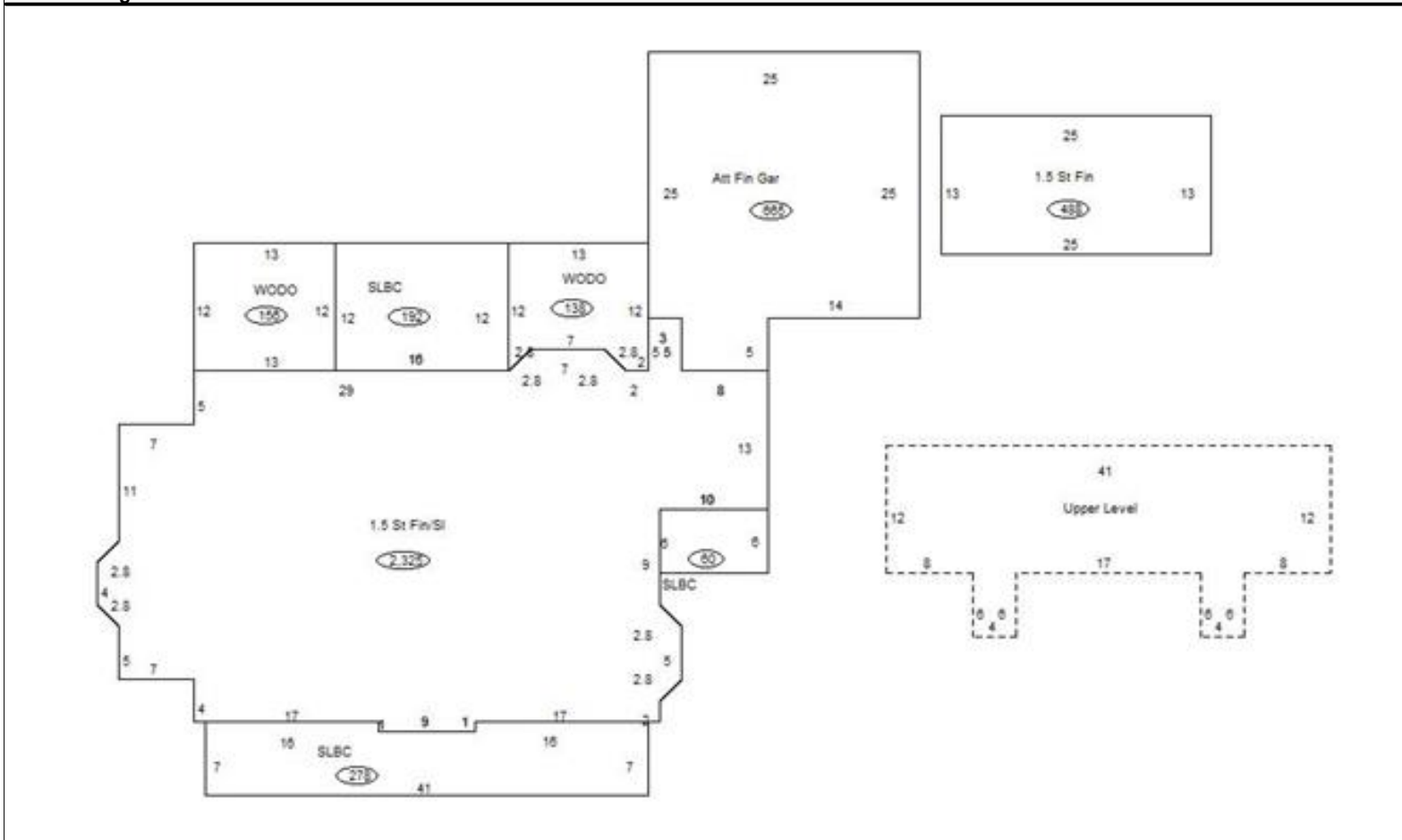
Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
 Time 22:40:21
 Page 3

Sketch Image

660052017



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/Sl	1,785	1.303	2,325
2	G	5		13	Att Fin Gar	665	1.000	665
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	278	1.000	278
5	M	PRCH		13	SLBC	192	1.000	192
6	R	5		13	1.5 St Fin	325	1.502	488
7	U	^UL	Overhang	13	Upper Level	540	1.000	540
8	M	WODO		13	WODO	138	1.000	138
9	M	WODO		13	WODO	156	1.000	156
Total Building Area						2,110		2,813



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
 Time 22:40:21
 Page 4

660052017

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	20x30x14	Gravel	Formed Metal	600	
Qual	5	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
Base Cost (7.50 x 600)		4,500	4,500	315	4,185	
SHDS	Shed - Small	12x30x10	Plank	Formed Metal	360	
Qual	5	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (25.51 x 360)		9,184	9,184	918	8,266	
SHDS	Shed - Small	12x30x10	Plank	Formed Metal	360	
Qual	5	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (25.51 x 360)		9,184	9,184	918	8,266	
SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160	
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (24.52 x 160)		3,923	3,923	745	3,178	
PATC	Patio - Covered	10x20x8	Dirt	Formed Metal	200	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (17.54 x 200)		3,508	3,508	2,280	1,228	
PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		4,230	
Qual	3	Cond 3	Year 2000	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (2.98 x 4,230)		12,605	12,605	10,084	2,521	