



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	660052020													
Parcel ID	000000-00-0-00685-001-0005													
Cadastral ID	26-20-15-03140													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 3												
Tax Area	22 - CATOOSA / FAIR OAKS FD													
Name ID	257718													
KEETER, JIMMY L														
29702 S RIVER RIDGE DR CATOOSA OK 74015-0000														
Parcel Location														
Situs	29702 S RIVER RIDGE DR													
Subdivision	RIVER RIDGE AMD													
Lot/Block	0005 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	26 / 20 / 15 / 5													
Neighborhood	1034 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.18037403 -95.68277552														
Building Permits														
LOT 5 BLOCK 1 RIVER RIDGE														
<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	939/564	WEEVER, CINDY &	10/13/1993	18,500	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax						
Remove Cap	0	Land Value	82,806	57,789	11%	6,357	Assessed	42,267	4,220.78					
Year Frozen	0	Improvements	369,953	326,451		35,910	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	452,759	384,240		42,267	Total Taxable	41,267	4,128.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660052020	KEETER, JIMMY L			22	435,987	1000	40,036	4,005.00					
2024	2024-660052020	KEETER, JIMMY L			22	478,429	1000	38,841	3,793.00					
2023	2023-660052020	KEETER, JIMMY L			22	409,808	1000	37,680	3,542.00					
2022	2022-660052020	KEETER, JIMMY L			22	401,408	1000	36,553	3,445.00					
2021	2021-660052020	KEETER, JIMMY L			22	394,315	1000	35,460	3,375.00					
2020	2020-660052020	KEETER, JIMMY L			22	391,051	1000	34,397	3,291.00					
2019	2019-660052020	KEETER, JIMMY L			22	371,859	1000	33,367	3,230.00					
2018	2018-660052020	KEETER, JIMMY L			22	383,385	1000	32,366	3,115.00					
2017	2017-660052020	KEETER, JIMMY L			22	378,729	1000	31,394	3,062.00					
2016	2016-660052020	KEETER, JIMMY L			22	370,613	1000	30,451	2,928.00					
2015	2015-660052020	KEETER, JIMMY L			22	360,124	1000	29,535	2,854.00					
2014	2014-660052020	KEETER, JIMMY L			20	366,364	1000	28,646	2,591.00					
2013	2013-660052020	KEETER, JIMMY L			20	353,890	1000	27,782	2,487.00					



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Lot Data	Square-Foot - NBHD 1034 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.0095	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	174,656.00 x .47 = 82,806	
Factor Value		
Adjustments	1.0000	
Lot Value	82,806	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,068 / 3,068
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,068
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	651 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 23

Cost Approach		Manual : 01/2025	
Base Cost	99.87	Total Misc Impr	+ 19,662
Roofing Adj	+ 4.36	Garage Cost	+ 24,660
Subfloor Adj	+ -2.06	Total RCN	= 416,072
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 116,500
Plumbing Adj	+ 6.36	Lump Sums	+ 44,456
Basement Adj	+ 0.00	RCNLD	= 344,028
Adj Base Cost	= 121.17	Lot Value	+ 82,806
Total Area	x 3,068	Indicated Value	= 426,834
Adjusted Cost	= 371,750	Value Per SqFt	139.12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	353,494 115.22 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	97,780 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	344,028
Lot Value	82,806
Indicated Value	426,834 139.12 Per SqFt
Agland Value	
Site Improvements	25,925
Total Value	452,759 147.57 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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	77574	201		201	26.30		5,286
PRCH	SLAB PORCH - COVERED	77575	200		200	26.30		5,260
PRCH	Porch	77577	12x11		132	26.52		3,501
GRDT	Garage - Detached	183371	48x34		1,632	27.24		44,456



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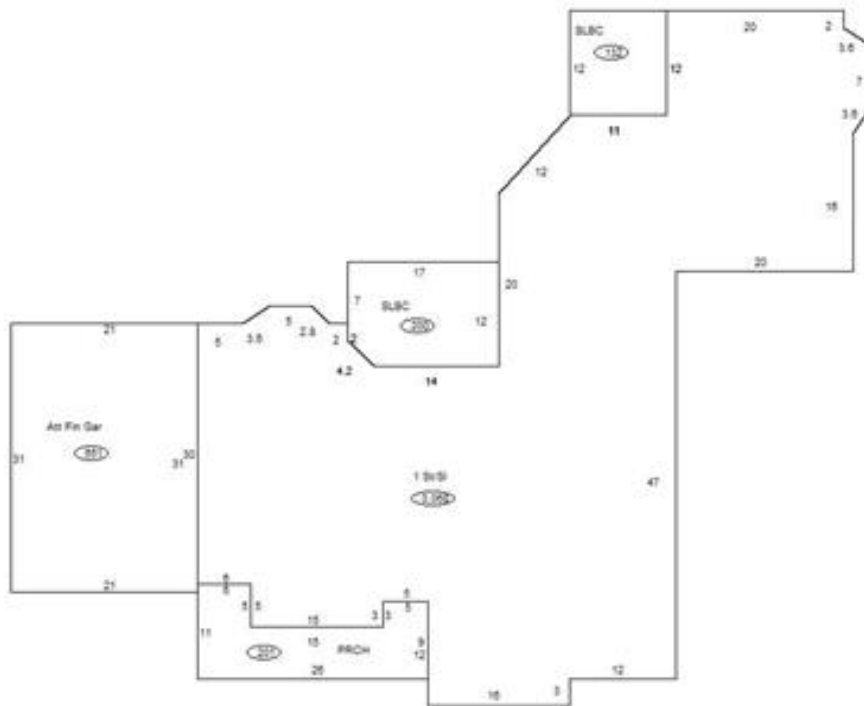
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	651	1.000	651
2	M	PRCH		13	PRCH	201	1.000	201
3	M	PRCH		13	SLBC	200	1.000	200
4	R	1	Slab	13	1 St/Sl	3,068	1.000	3,068
5	M	PRCH		13	SLBC	132	1.000	132
6	G	6		13	Det Fin Gar	1,632	1.000	1,632
Total Building Area						3,068		3,068



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		950
	Qual	3	Cond 3	Year 2009	Eff Age 13	
	Valuation Summary Base Cost (47.31 x 950) 44,945		Modifier Total	RCN 44,945	Depr (56% Phys/ % Func) 25,169	RCNLD 19,776
	PACN	Paving - Concrete	0x0x0	Concrete		1,750
	Qual	3	Cond 3	Year 2000	Eff Age 13	
	Valuation Summary Base Cost (4.65 x 1,750) 8,138		Modifier Total	RCN 8,138	Depr (74% Phys/ % Func) 6,022	RCNLD 2,116
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		7,150
	Qual	3	Cond 3	Year 2000	Eff Age 13	
	Valuation Summary Base Cost (2.82 x 7,150) 20,163		Modifier Total	RCN 20,163	Depr (80% Phys/ % Func) 16,130	RCNLD 4,033