



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:59:31
Page 1

Assessment Data					Primary Image																																																	
Account 660052027 Parcel ID 000000-00-0-00685-001-0011 Cadastral ID 26-20-15-03200 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 289462 OLIVER, PAUL & KATHLEEN A TRUSTEES 29615 RIVER RIDGE DR CATOOSA OK 74015-0000																																																						
Parcel Location Situs 29615 RIVER RIDGE DR Subdivision RIVER RIDGE AMD Lot/Block 0011 / 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 Lot/Long: 36.18289029 -95.68015185					Building Permits																																																	
LOT 11 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	1699/776	BARROWS, GRANVILLE E &	07/27/2005	219,000	YES																																													
					1106/877	SHAW, BENJAMIN & BETH	03/31/1998	0	No																																													
					1106/876	WEEVER, CINDY &	08/29/1995	30,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>99.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2006</td> <td>Land Value</td> <td>89,190</td> <td>71,990</td> <td>11%</td> <td>7,919</td> <td>Assessed</td> <td>35,381 3,533.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>263,543</td> <td>249,660</td> <td> </td> <td>27,462</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>352,733</td> <td>321,650</td> <td> </td> <td>35,381</td> <td>Total Taxable</td> <td>34,381 3,440.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax	Remove Cap	2006	Land Value	89,190	71,990	11%	7,919	Assessed	35,381 3,533.15	Year Frozen	0	Improvements	263,543	249,660		27,462	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	352,733	321,650		35,381	Total Taxable	34,381 3,440.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																																														
Remove Cap	2006	Land Value	89,190	71,990	11%	7,919	Assessed	35,381 3,533.15																																														
Year Frozen	0	Improvements	263,543	249,660		27,462	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00																																														
TIF Project ID	0	Total Value	352,733	321,650		35,381	Total Taxable	34,381 3,440.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660052027	OLIVER, PAUL &	22	331,579	1000	33,351	3,337.00																																															
2024	2024-660052027	OLIVER, PAUL &	22	379,029	1000	32,351	3,159.00																																															
2023	2023-660052027	OLIVER, PAUL &	22	294,357	1000	31,379	2,951.00																																															
2022	2022-660052027	OLIVER, PAUL &	22	300,281	1000	31,595	2,978.00																																															
2021	2021-660052027	OLIVER, PAUL &	22	287,687	1000	30,646	2,918.00																																															
2020	2020-660052027	OLIVER, PAUL &	22	285,842	1000	29,895	2,861.00																																															
2019	2019-660052027	OLIVER, PAUL &	22	272,680	1000	28,995	2,807.00																																															
2018	2018-660052027	OLIVER, PAUL &	22	279,388	1000	29,733	2,862.00																																															
2017	2017-660052027	OLIVER, PAUL &	22	277,174	1000	29,489	2,876.00																																															
2016	2016-660052027	OLIVER, PAUL &	22	270,758	1000	28,617	2,752.00																																															
2015	2015-660052027	OLIVER, PAUL &	22	263,109	1000	27,754	2,682.00																																															
2014	2014-660052027	OLIVER, PAUL &	20	267,306	1000	26,916	2,435.00																																															
2013	2013-660052027	OLIVER, PAUL &	20	253,277	1000	26,103	2,336.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:59:31
 Page 2

Lot Data		Square-Foot - NBHD 1034 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	5.4752		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	238,500.00 x .37 = 89,190		
Factor Value			
Adjustments	1.0000		
Lot Value	89,190		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0207\IMG_0043. 2/8/2022

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	2,384 / 2,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,384
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 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
Adjusted R	0.8445
Indicated Value	275,471 115.55 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	248,913
Lot Value	89,190
Indicated Value	338,103 141.82 Per SqFt
Agland Value	
Site Improvements	14,630
Total Value	352,733 147.96 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.00	Total Misc Impr	+ 14,516
Roofing Adj	+ 4.54	Garage Cost	+ 18,200
Subfloor Adj	+ -2.19	Total RCN	= 331,884
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 82,971
Plumbing Adj	+ 6.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 248,913
Adj Base Cost	= 125.49	Lot Value	+ 89,190
Total Area	x 2,384	Indicated Value	= 338,103
Adjusted Cost	= 299,168	Value Per SqFt	141.82

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	77606	6x5		30	26.84		805
PRCH	SLAB PORCH - COVERED	77607	26x12		312	25.95		8,096



Rogers

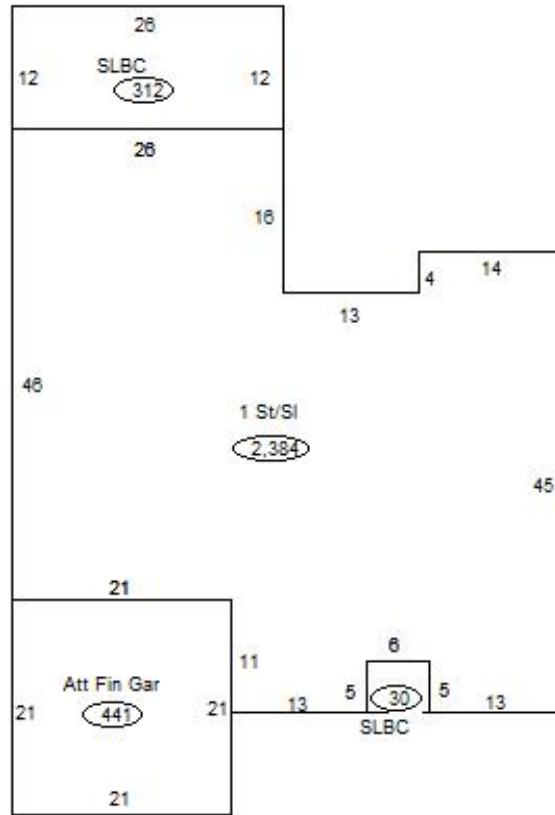
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:59:31
 Page 3

Sketch Image

660052027



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,384	1.000	2,384
2	G	5		20	Att Fin Gar	441	1.000	441
3	M	PRCH		20	SLBC	30	1.000	30
4	M	PRCH		20	SLBC	312	1.000	312
Total Building Area						2,384		2,384



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:59:31
Page 4

660052027

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	12x30x10	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (9.14 x 360)	3,290		3,290	395	2,895

	BNGP	Barn - General Purpose	30x30x10	Dirt	Formed Metal	900
	Qual 2	Cond 3	Year 2002	Eff Age 18		

Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (21.97 x 900)	19,773		19,773	8,502	11,271

	LNT0	Lean To - Attached	6x30x8	Dirt	Formed Metal	180
	Qual 1.5	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (8.32 x 180)	1,498		1,498	1,034	464