



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:24:31
 Page 1

Assessment Data					Primary Image																								
Account 660052034 Parcel ID 000000-00-0-00685-001-0000 Cadastral ID 26-20-15-03270 Property Type REAL - Real Property Property Class DENT VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 254926 RIVER RIDGE HOME OWNERS ASSOC C/O RT 1 BOX 560 CATOOSA OK 74017-0000 Parcel Location Situs Subdivision RIVER RIDGE AMD Lot/Block / Parcel Size 1 - Lots Sec/Twn/Rng 26 / 20 / 15 / 5 Neighborhood 1034 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					No Image On File																								
Legal Description					Building Permits																								
Lat/Long: 36.17912645 -95.68204987 RESERVE AREA 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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																													
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate 99.860	Current Tax																					
Remove Cap 0	Land Value	15,537	0	11%	0	Assessed	0	0.00																					
Year Frozen 0	Improvements	0	0	0	0	Penalty	0	0.00																					
Uncapped Value 0	Mobile Home	0	0	0	0	Exemption	0	0.00																					
TIF Project ID 0	Total Value	15,537	0	0	0	Total Taxable	0	0.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	15,537	0		.00																						
2024	2024-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	15,537	0		.00																						
2023	2023-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2022	2022-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2021	2021-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2020	2020-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2019	2019-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2018	2018-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2017	2017-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2016	2016-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2015	2015-660052034	RIVER RIDGE HOME OWNERS ASSOC	22	1,000	0		.00																						
2014	2014-660052034	RIVER RIDGE HOME OWNERS ASSOC	20	1,000	0		.00																						
2013	2013-660052034	RIVER RIDGE HOME OWNERS ASSOC	20	1,000	0		.00																						



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 Page 2

Lot Data		Square-Foot - NBHD 1034 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1000							
Non-Ag Acres	0.3101							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	13,510.00 x 1.15 = 15,537							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	15,537			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adjusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	15,537			
Basement Area				Indicated Value	15,537 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	15,537 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 15,537					
Total Area	x	Indicated Value	= 15,537					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value