



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:07:25
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Assessment Data					Primary Image														
Account 660072143 Parcel ID 000000-00-0-00670-003-0012 Cadastral ID 06-20-15-01480 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 337023 GUZMAN, IVAN & DIANA 6321 S RIDGEVIEW RD OWASSO OK 74055-0000 Parcel Location Situs 06341 S RIDGEVIEW RD Subdivision RIDGEVIEW EST Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS					<p>660072143_001.JPG 10/7/2025</p>														
Legal Description Lat/Long: 36.24540179 -95.75377601																			
LOT 12 BLOCK 3 RIDGEVIEW EST					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>R19</td> <td>R22- NEW ADDRESS ASSIGNED</td> <td>02/2019</td> <td>10/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R22- NEW ADDRESS ASSIGNED	02/2019	10/2021	
Number	Description	Opened	Closed	Amount															
R19	R22- NEW ADDRESS ASSIGNED	02/2019	10/2021																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	BROWN, STEVEN G & CONNIE L	12/28/2021	35,000	YES										
					/	DENHAM HOMES LLC	08/31/2020	30,000	YES										
					/	3D PROPERTY & DEVELOPMENT LLC	05/28/2020	29,000	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax										
Remove Cap	2022		Land Value	133,172	40,516	11%	4,457	Assessed	4,457 413.88										
Year Frozen	0		Improvements	0	0		0	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00										
TIF Project ID	0		Total Value	133,172	40,516		4,457	Total Taxable	4,457 414.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660072143	GUZMAN, IVAN & DIANA			20	133,172	0	4,245	394.00										
2024	2024-660072143	GUZMAN, IVAN & DIANA			20	149,503	0	4,043	366.00										
2023	2023-660072143	GUZMAN, IVAN & DIANA			20	35,000	0	3,850	334.00										
2022	2022-660072143	GUZMAN, IVAN & DIANA			20	35,000	0	3,850	335.00										
2021	2021-660072143	BROWN, STEVEN G & CONNIE L			20	29,998	0	3,300	290.00										
2020	2020-660072143	BROWN, STEVEN G & CONNIE L			20	7,203	0	792	70.00										
2019	2019-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	71.00										
2018	2018-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	70.00										
2017	2017-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	72.00										
2016	2016-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	70.00										
2015	2015-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	71.00										
2014	2014-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	72.00										
2013	2013-660072143	3D PROPERTY & DEVELOPMENT LLC			20	7,203	0	792	71.00										



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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.0982							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	47,840.00 x 2.78 = 133,172							
Factor Value				660072143_001.JPG	10/7/2025			
Adjustments	1.0000			GRM Approach				
Lot Value	133,172			GRM Code				
Residential Data				Gross Rent	0.00			
Type				Indicated Value				
Condition	-			Multiple Regression				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model	A Adam Test			
Style				Adjustment Model	1 2022 Residential			
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach	Cost Approach			
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value	133,172			
Garage Type				Indicated Value	133,172			
Remodel				Agland Value	0.00 Per SqFt			
Year/Eff Age /				Site Improvements				
Cost Approach				Total Value	133,172 0.00 Total Value Per SqFt			
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	+ 133,172					
Total Area	x	Indicated Value	= 133,172					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value