

Single Family Residence

**RESIDENTIAL**

# 1905 RIVER RIDGE LN

TUTTLE, OK 73089

**\$437,500** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,228 ft<sup>2</sup>**

LIVING AREA

**0.69 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## VALUATION

**\$438K**

**\$378K low**

**\$497K high**

Last Sale

**\$212,299 · Jun 5, 2013**

Est. Owner Equity

**\$72,600**

Loan-to-Value

**86%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,226 (2025) |
| Assessed Value        | \$41,112       |
| Previous Assessed     | \$39,915       |
| Assessor Market Value | \$373,745      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | GRADY                   |
| Lot (acres)   | 0.69                    |
| Roof          | Composition Shingle     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Porch · 200 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| May 9, 2013  | Resale          | Grant Deed    | \$212,299 | \$95               | \$170K |
| Feb 29, 2012 | Non-arms-length | Trustees Deed | \$242,758 | \$109              |        |
| Dec 1, 2006  | Resale          | Warranty Deed | \$243,000 | \$109              | \$243K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Tuttle High School       | High       | 9–12   | 4.9 mi   |
| Tuttle Middle School     | Middle     | 6–8    | 5.2 mi   |
| Tuttle Elementary School | Elementary | 1–3    | 5.2 mi   |

District: Tuttle Public Schools

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

### NEIGHBORHOOD · ZIP 73089

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>66</b><br>CRIME INDEX | <b>80</b><br>AIR POLLUTION | <b>14,101</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>61°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|