

Residential - Vacant Land **RESIDENTIAL**

**7457 RIVER RIDGE DR**  
PONCA CITY, OK 74604



**2.5 ac**  
LOT SIZE

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$311 (2025)</b> |
| Assessed Value        | <b>\$3,300</b>      |
| Previous Assessed     | <b>\$3,300</b>      |
| Assessor Market Value | <b>\$30,000</b>     |

**PROPERTY FACTS**

|               |                                  |
|---------------|----------------------------------|
| Property Type | <b>Residential - Vacant Land</b> |
| County        | <b>Kay</b>                       |
| Lot (acres)   | <b>2.50</b>                      |
| Heating       | <b>None</b>                      |
| Pool          | <b>No</b>                        |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------|----------|--------------------|-------|
| May 24, 2017 | Resale          | Warranty Deed | \$30,000 |                    | \$30K |
| Apr 15, 2009 | Financing       | Trustees Deed |          |                    | \$30K |
| Nov 1, 2004  | Non-arms-length | Warranty Deed | \$35,000 |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Woodlands Elementary School   | Elementary | KG–5   | 5.3 mi   |
| Ponca City High School        | High       | 9–12   | 6.2 mi   |
| Ponca City West Middle School | Middle     | 6–7    | 7.3 mi   |

District: Ponca City 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 74604

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>86</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>12,220</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>59°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|