




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:15:01
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Assessment Data					Primary Image				
Account	660004551				 <p>04/11/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (46)\IMG_0013.JPG 4/11/2022</p>				
Parcel ID	000000-00-0-00489-001-0001								
Cadastral ID	05-22-15-04010								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	258604								
RICHARDSON, DANNY RAY									
13681 S LOU LN OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13681 S LOU LN								
Subdivision	MEADOW ACRES								
Lot/Block	0001 / 0001	Parcel Size 2 - Lots							
Sec/Twn/Rng	5 / 22 / 15 / 5								
Neighborhood	1066 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.41360079 -95.72430681									
Building Permits									
LOT 1 & LOT 6 BLOCK 1 MEADOW ACRES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	945/514	MORRISON, CASSANDRA L	12/24/1993	16,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	41,551	20,527	11%	2,258	Assessed	3,737	404.27
Year Frozen	0	Improvements	14,832	5,786		636	Penalty	0	
Uncapped Value	0	Mobile Home	9,380	7,661		843	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	65,763	33,974		3,737	Total Taxable	2,737	310.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004551	RICHARDSON, DANNY RAY			10	65,138	1000	2,628	298.00
2024	2024-660004551	RICHARDSON, DANNY RAY			10	63,795	1000	2,522	278.00
2023	2023-660004551	RICHARDSON, DANNY RAY			10	33,729	1000	2,421	266.00
2022	2022-660004551	RICHARDSON, DANNY RAY			10	28,199	1000	2,022	223.00
2021	2021-660004551	RICHARDSON, DANNY RAY			10	27,228	1000	1,934	215.00
2020	2020-660004551	RICHARDSON, DANNY RAY			10	26,949	1000	1,848	210.00
2019	2019-660004551	RICHARDSON, DANNY RAY			10	26,117	1000	1,765	197.00
2018	2018-660004551	RICHARDSON, DANNY RAY			10	24,407	1000	1,685	195.00
2017	2017-660004551	RICHARDSON, DANNY RAY			10	24,102	1000	1,640	200.00
2016	2016-660004551	RICHARDSON, DANNY RAY			10	23,306	1000	1,563	176.00
2015	2015-660004551	RICHARDSON, DANNY RAY			10	26,232	1000	1,886	197.00
2014	2014-660004551	RICHARDSON, DANNY RAY			10	28,349	1000	2,119	219.00
2013	2013-660004551	RICHARDSON, DANNY RAY			10	28,349	1000	2,119	212.00



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Lot Data	Square-Foot - NBHD 1066 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	0.9084	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,572.00 x 1.05 = 41,551	
Factor Value		
Adjustments	1.0000	
Lot Value	41,551	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+	2,800	
Roofing Adj	+ 0.00	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	2,800	
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0	
Plumbing Adj	+ 0.00	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	2,800	
Adj Base Cost	= 0.00	Lot Value	+	41,551	
Total Area	x	Indicated Value	=	44,351	
Adjusted Cost	= 0	Value Per SqFt		0.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	2,800		
Lot Value	41,551		
Indicated Value	44,351	0.00	Per SqFt
Agland Value			
Site Improvements	12,032		
Total Value	56,383	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER			1 2014	1	0.00		
GENR	Generator - Residential Standby			1 2023	1	2,800.00		2,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			884
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 884)		9,264		9,264	2,779
	DTGF	DETACHED GARAGE FAIR	24x30x0			720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520		11,520	8,064
	STF	STG FAIR	16x14x0			224
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 224)		1,048		1,048	210
	LF	LOAFING SHED	10x33x0			330
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 330)		1,406		1,406	562
	LT	LEAN-TO	10x20x0			200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)		584		584	175
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 80 x 16
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 49

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	9,380
Lot Value	
Indicated Value	9,380 7.33 Per SqFt
Agland Value	
Site Improvements	
Total Value	9,380 7.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	29.35	Total Misc Impr	+ 0
Roofing Adj	+ 2.29	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 46,899
Heat/Cool Adj	+ 0.00	Depreciation (80%)	- 37,519
Plumbing Adj	+ 5.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 9,380
Adj Base Cost	= 36.64	Lot Value	+ 9,380
Total Area	x 1,280	Indicated Value	= 9,380
Adjusted Cost	= 46,899	Value Per SqFt	7.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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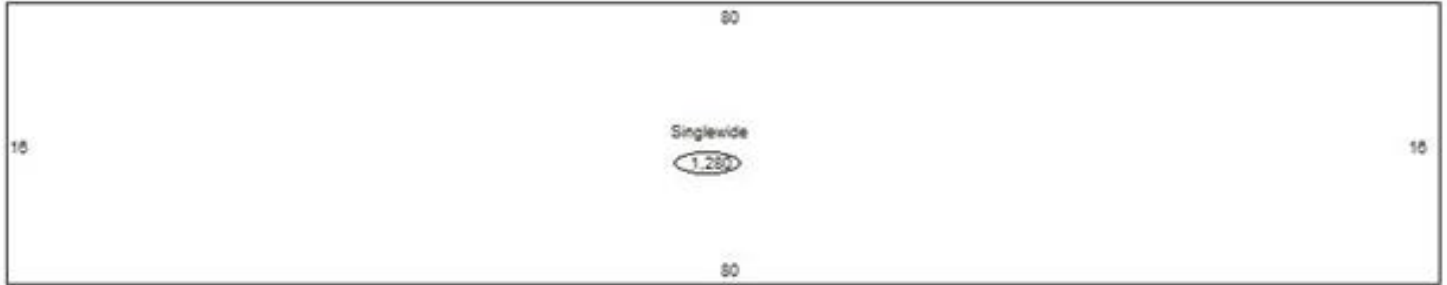
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,280	1.000	1,280
Total Building Area						1,280		1,280