



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660024128 Parcel ID 000000-00-0-40010-029-0004 Cadastral ID 28-23-15-05170 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 292910 RICHARDSON, CHRISTOPHER L PO BOX 1098 OOLOGAH OK 74053-1098 Parcel Location Situs 00305 W ATLAS AVE Subdivision OOLOGAH O T Lot/Block 0004 / 0029 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 1200 - R-V02-SE OOLOGAH School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-06-17\IMG_0189.JPG 6/17/2020</p>																																																	
Legal Description Lat/Long: 36.44359071 -95.70570547																																																						
LOT 4 BLOCK 29 OOLOGAH O T					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1799/111	ASTON, MAT D & JENNIFER L	08/11/2006	57,000	YES																																													
					1163/790	HICKS, NINA T	03/26/1999	49,000	Yes																																													
					1003/241	HARDIN, JOE B	09/01/1995	0	No																																													
					970/795	HICKS, NINA T	07/20/1994	0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2007</td> <td>Land Value</td> <td>46,020</td> <td>17,511</td> <td>11%</td> <td>1,926</td> <td>Assessed</td> <td>6,793 734.88</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>53,598</td> <td>44,248</td> <td> </td> <td>4,867</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>99,618</td> <td>61,759</td> <td> </td> <td>6,793</td> <td>Total Taxable</td> <td>5,793 641.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2007	Land Value	46,020	17,511	11%	1,926	Assessed	6,793 734.88	Year Frozen	0	Improvements	53,598	44,248		4,867	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	TIF Project ID	0	Total Value	99,618	61,759		6,793	Total Taxable	5,793 641.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024128	RICHARDSON, CHRISTOPHER L	31	99,085	1000	5,596	619.00																																															
2024	2024-660024128	RICHARDSON, CHRISTOPHER L	31	78,138	1000	5,404	580.00																																															
2023	2023-660024128	RICHARDSON, CHRISTOPHER L	31	56,520	1000	5,217	556.00																																															
2022	2022-660024128	RICHARDSON, CHRISTOPHER L	31	56,520	1000	5,217	554.00																																															
2021	2021-660024128	RICHARDSON, CHRISTOPHER L	31	56,972	1000	5,267	562.00																																															
2020	2020-660024128	RICHARDSON, CHRISTOPHER L	31	57,989	1000	5,379	583.00																																															
2019	2019-660024128	RICHARDSON, CHRISTOPHER L	31	57,250	1000	5,298	564.00																																															
2018	2018-660024128	RICHARDSON, CHRISTOPHER L	31	61,084	1000	5,719	628.00																																															
2017	2017-660024128	RICHARDSON, CHRISTOPHER L	31	60,642	1000	5,654	656.00																																															
2016	2016-660024128	RICHARDSON, CHRISTOPHER L	31	59,280	1000	5,460	579.00																																															
2015	2015-660024128	RICHARDSON, CHRISTOPHER L	31	58,311	1000	5,272	530.00																																															
2014	2014-660024128	RICHARDSON, CHRISTOPHER L	31	59,503	1000	5,090	510.00																																															
2013	2013-660024128	RICHARDSON, CHRISTOPHER L	31	58,616	1000	4,912	476.00																																															



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Lot Data		Square-Foot - NBHD 1200 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.438		
Topography			
Street Access			
Utilities			
Amenities	LAND QUAL.	0	0
Method	Square-Foot		
Base Lot Value	19,079.00 x 2.41 = 46,020		
Factor Value			
Adjustments	1.0000		
Lot Value	46,020		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Frame, Siding, Woc
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	71,288 56.58 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	101,450 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	53,598
Lot Value	46,020
Indicated Value	99,618 79.06 Per SqFt
Agland Value	
Site Improvements	
Total Value	99,618 79.06 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.79	Total Misc Impr	+	3,617
Roofing Adj	+ 4.04	Garage Cost	+	
Subfloor Adj	+ 2.31	Total RCN	=	130,726
Heat/Cool Adj	+ 0.76	Depreciation (59%)	-	77,128
Plumbing Adj	+ 3.98	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	53,598
Adj Base Cost	= 100.88	Lot Value	+	46,020
Total Area	x 1,260	Indicated Value	=	99,618
Adjusted Cost	= 127,109	Value Per SqFt		79.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59236	11x8		88	21.02		1,850
PRCH	SLAB PORCH - COVERED	59237	14x6		84	21.03		1,767



Rogers

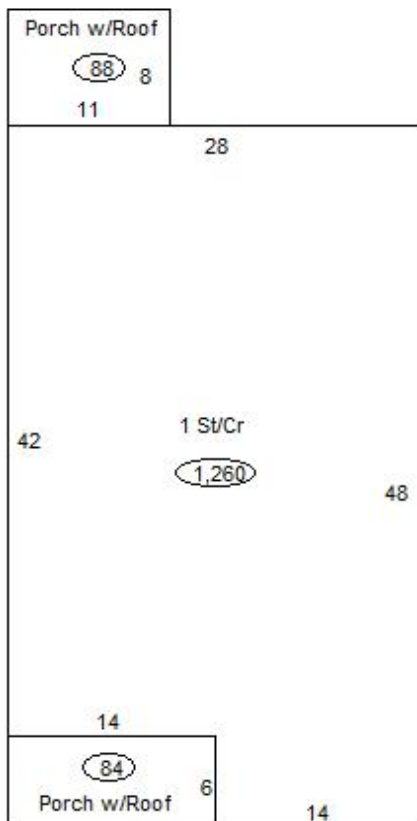
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Sketch Image

660024128



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,260	1.000	1,260
2	M	PRCH		13	SLBC	88	1.000	88
3	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,260		1,260