



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	660004542								
Parcel ID	22N15E-05-3-00000-000-0000								
Cadastral ID	05-22-15-03100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	197254								
HAMMONS, DONALD L & E RUTH									
13601 S HWY 169									
OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13601 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size	9 - Acres						
Sec/Twn/Rng	5 / 22 / 15 / 3								
Neighborhood	6010 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.41330549 -95.73649954									
TR IN E2 NW SW & NE SW SW, BEG AT SW/C SEC; E 1310.1'; N 965' TO POB; W 315.3'; N 1299.30' TO SLY/L HY 169 AS NOW LOCATED NELY ALG SD HWY 187.41'; S 253.51'; E 149.04'; S 1132.28' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2014 05 29	R15-NEW 1581 SQ FT SFR	05/2014	12/2014	159,879					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
561/359	SELLER	07/11/1979		0 No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	103,086	72,370	11%	7,961	Assessed	23,594 2,552.44	
Year Frozen	2019	Improvements	202,444	142,122		15,633	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -94.00	
TIF Project ID	0	Total Value	305,530	214,492		23,594	Total Taxable	22,594 2,458.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004542	HAMMONS, DONALD L & E RUTH	10	307,118	1000	22,595	2,459.00		
2024	2024-660004542	HAMMONS, DONALD L & E RUTH	10	314,870	1000	22,595	2,381.00		
2023	2023-660004542	HAMMONS, DONALD L & E RUTH	10	257,352	1000	22,594	2,364.00		
2022	2022-660004542	HAMMONS, DONALD L & E RUTH	10	255,972	1000	22,594	2,353.00		
2021	2021-660004542	HAMMONS, DONALD L & E RUTH	10	229,161	1000	22,594	2,369.00		
2020	2020-660004542	HAMMONS, DONALD L & E RUTH	10	227,808	1000	22,594	2,404.00		
2019	2019-660004542	HAMMONS, DONALD L & E RUTH	10	214,492	1000	22,594	2,359.00		
2018	2018-660004542	HAMMONS, DONALD L & E RUTH	10	217,473	1000	22,922	2,475.00		
2017	2017-660004542	HAMMONS, DONALD L & E RUTH	10	215,902	1000	22,749	2,600.00		
2016	2016-660004542	HAMMONS, DONALD L & E RUTH	10	211,838	1000	22,302	2,323.00		
2015	2015-660004542	HAMMONS, DONALD L & E RUTH	10	206,862	1000	21,755	2,144.00		
2014	2014-660004542	HAMMONS, DONALD L & E RUTH	10	124,696	1000	9,604	952.00		
2013	2013-660004542	HAMMONS, DONALD L & E RUTH	10	125,201	1000	9,296	891.00		



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Lot Data	Square-Foot - NBHD 6010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9	
Non-Ag Acres	9.3326	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	406,528.00 x .25 = 103,086	
Factor Value		
Adjustments	1.0000	
Lot Value	103,086	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,334 / 1,334
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,334
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	247 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

Cost Approach				Manual : 01/2025	
Base Cost	105.11	Total Misc Impr	+	14,222	
Roofing Adj	+ 5.23	Garage Cost	+	8,383	
Subfloor Adj	+ -1.15	Total RCN	=	197,639	
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	19,764	
Plumbing Adj	+ 10.55	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	177,875	
Adj Base Cost	= 131.21	Lot Value	+	103,086	
Total Area	x 1,334	Indicated Value	=	280,961	
Adjusted Cost	= 175,034	Value Per SqFt		210.62	



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,943	148.38	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,875		
Lot Value	103,086		
Indicated Value	280,961	210.62	Per SqFt
Agland Value			
Site Improvements	24,569		
Total Value	305,530	229.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121862	51x6		306	23.24		7,111
PRCH	SLAB PORCH - COVERED	121863	51x6		306	23.24		7,111



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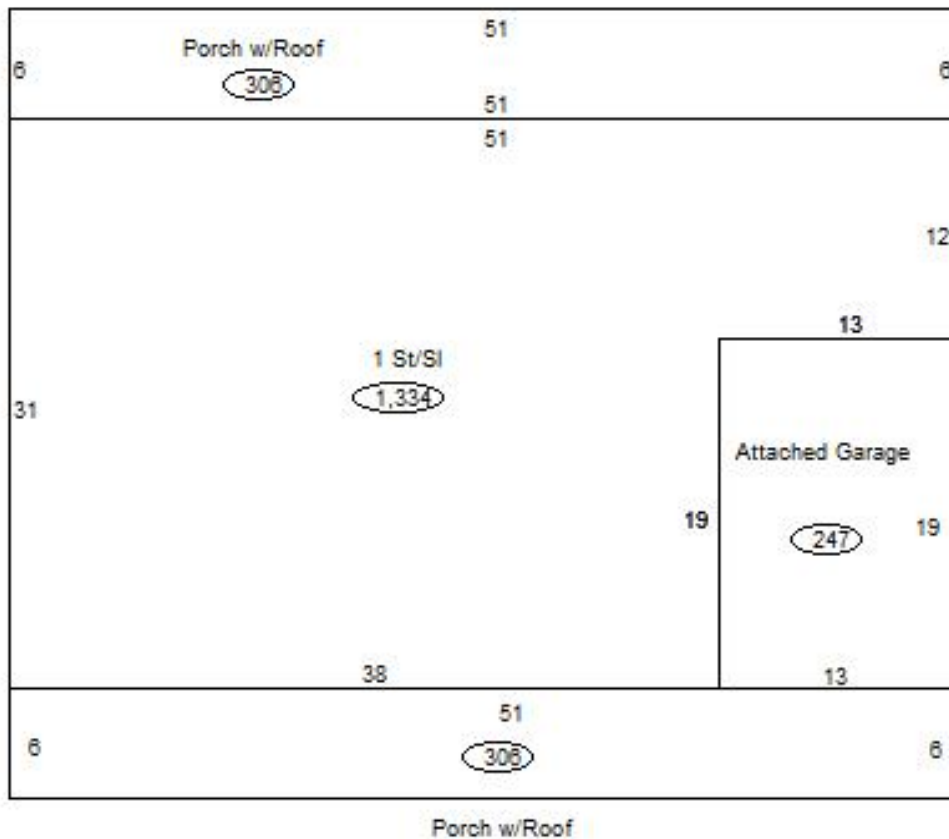
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,334	1.000	1,334
2	G	1		13	Attached Garage	247	1.000	247
3	M	PRCH		13	SLBC	306	1.000	306
4	M	PRCH		13	SLBC	306	1.000	306
Total Building Area						1,334		1,334



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (25.84 x 2,400)		62,016	62,016	43,411	18,605
	LT	LEAN-TO	0x0x0			1,800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,800)		5,256	5,256	263	4,993
	LF	LOAFING SHED	0x0x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 240)		1,022	1,022	51	971
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					