



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:33
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014324 Parcel ID 000000-00-0-00378-004-0001 Cadastral ID 15-21-14-02230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 132974 HAMMER, MELVIN A 15140 E 99TH AVE N OWASSO OK 74055-0000 Parcel Location Situs 15140 E 99TH ST N Subdivision HIGHLAND TERRACE Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29708528 -95.80354919																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2423	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,115.00 x 1.16 = 62,961	
Factor Value		
Adjustments	1.0000	
Lot Value	62,961	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,576 / 2,296
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 45



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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	212,288	92.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	245,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.29	Total Misc Impr	+	13,279			
Roofing Adj	+ 3.07	Garage Cost	+	14,821			
Subfloor Adj	+ -0.79	Total RCN	=	282,405			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	146,851			
Plumbing Adj	+ 7.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,554			
Adj Base Cost	= 110.76	Lot Value	+	62,961			
Total Area	x 2,296	Indicated Value	=	198,515			
Adjusted Cost	= 254,305	Value Per SqFt		86.46			

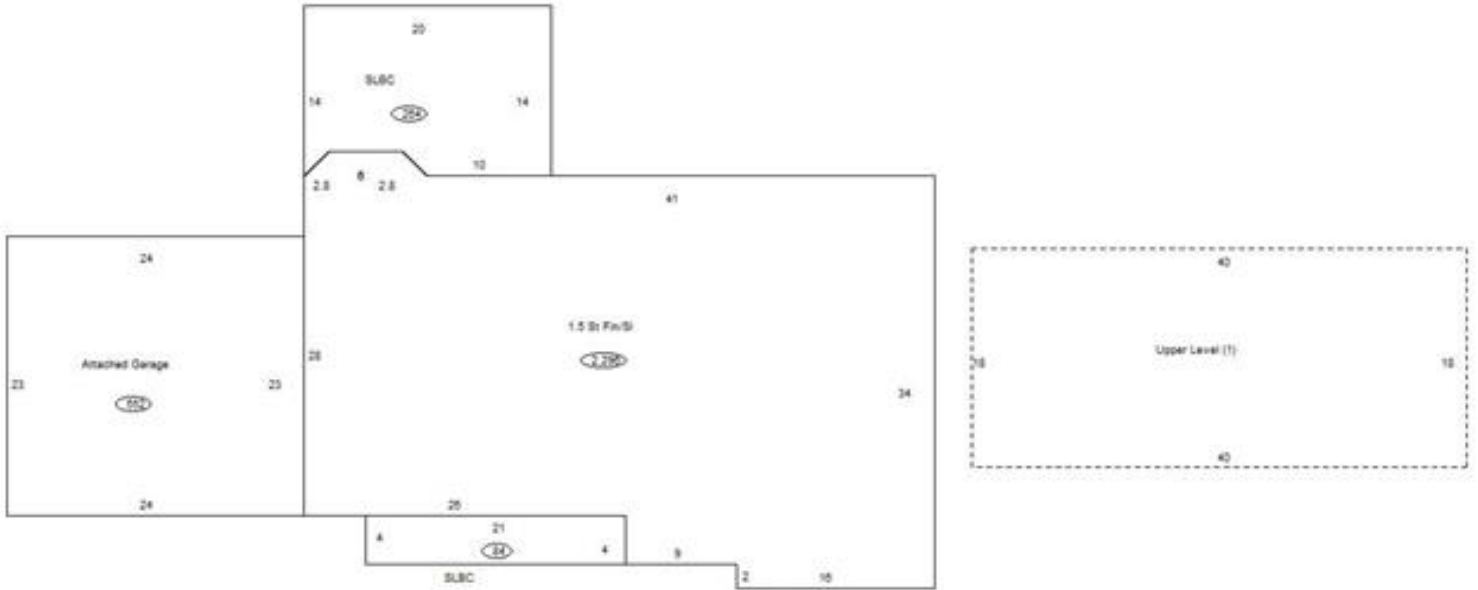
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,554		
Lot Value	62,961		
Indicated Value	198,515	86.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,515	86.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	34356	21x4		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	34357	264		264	23.36		6,167



Sketch Image

660014324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,576	1.457	2,296
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	264	1.000	264
5	U	^UL		10	Upper Level (1)	720	1.000	720
Total Building Area						1,576		2,296