



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 660019309 Parcel ID 22N14E-22-1-00000-000-0000 Cadastral ID 22-22-14-00400 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 322168 HOPE PROPERTIES LLC PO BOX 640 SKIATOOK OK 74070-0000 Parcel Location Situs 15555 E 151ST ST N Subdivision Lot/Block / Parcel Size 35 - Acres Sec/Twn/Rng 22 / 22 / 14 / 1 Neighborhood 4010 - 22-14 School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\C\Users\TS\Pictures\2016-05-02 05-02-2016\05-02-2016 5/3/2016</p>																																																	
Legal Description Lat/Long: 36.37577366 -95.79642326																																																						
SE/4 NE/4 NE/4 & N/2 SE/4 NE/4 & W/2 SW/4 SE/4 NE/4.					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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2652/583	MILLER, SKYLAR ELLIOTT &	08/08/2017	1,325,000	WG																																													
					2496/249	ARNOLD FARMS LLC	08/07/2015	1,222,000	WG																																													
					2009/299	ARNOLD, JEREMIAH D &	01/15/2009	0	4																																													
					1982/319	FULTON, BRIAN DALE & KATE	08/27/2008	0	16																																													
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>102.120</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> <td>Land Value 3,410</td> <td>2,240</td> <td>11%</td> <td>246</td> <td>Assessed</td> <td>52,167</td> <td>5,327.29</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 583,239</td> <td>472,014</td> <td> </td> <td>51,921</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 586,649</td> <td>474,254</td> <td> </td> <td>52,167</td> <td>Total Taxable</td> <td>52,167</td> <td>5,327.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax	Remove Cap	2018	Land Value 3,410	2,240	11%	246	Assessed	52,167	5,327.29	Year Frozen	0	Improvements 583,239	472,014		51,921	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 586,649	474,254		52,167	Total Taxable	52,167	5,327.00
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TIF Project ID	0	Total Value 586,649	474,254		52,167	Total Taxable	52,167	5,327.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019309	HOPE PROPERTIES LLC	27	557,687	0	50,649	5,172.00																																															
2024	2024-660019309	HOPE PROPERTIES LLC	27	560,201	0	49,173	4,928.00																																															
2023	2023-660019309	HOPE PROPERTIES LLC	27	514,762	0	47,741	4,695.00																																															
2022	2022-660019309	HOPE PROPERTIES LLC	27	512,764	0	46,350	4,528.00																																															
2021	2021-660019309	HOPE PROPERTIES LLC	27	412,077	0	45,001	4,465.00																																															
2020	2020-660019309	HOPE PROPERTIES LLC	27	408,459	0	43,690	4,345.00																																															
2019	2019-660019309	HOPE PROPERTIES LLC	27	385,615	0	42,417	4,171.00																																															
2018	2018-660019309	HOPE PROPERTIES LLC	27	397,524	0	43,728	4,348.00																																															
2017	2017-660019309	HOPE PROPERTIES LLC	27	393,413	0	43,276	4,234.00																																															
2016	2016-660019309	MILLER, SKYLAR ELLIOTT &	27	380,375	0	41,841	3,992.00																																															
2015	2015-660019309	MILLER, SKYLAR ELLIOTT &	27	370,404	0	34,166	3,298.00																																															
2014	2014-660019309	ARNOLD FARMS LLC	27	377,666	0	33,171	3,106.00																																															
2013	2013-660019309	ARNOLD FARMS LLC	27	351,549	0	32,205	3,007.00																																															



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Lot Data		Units-Buildable - 22-14 (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				<p>\\tsclient\C\Users\TS\Pictures\2016-05-02 05-02-2016\05-02-2016 5/3/2016</p>				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2 - Fair			Gross Rent	0.00			
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Siding, Wood			MRA Code	1 Test			
Base/Total Area	1,020 / 1,020			Adusted R	0.8445			
Style	100% One Story			Indicated Value	200,653 196.72 Per SqFt			
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model	1 Res			
Area on Slab	0			Adjustment Model	A2 AO Test			
Fixture/RghIn	7 /			Comparables				
Bed/F/H Bath	1 / 1.5 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type	1,020 Built-In Garage			Selected Approach	Cost Approach			
Remodel				Improvements	117,434			
Year/Eff Age	2008 / 14			Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value	117,434 115.13 Per SqFt			
Base Cost	93.74	Total Misc Impr	+ 0	Agland Value	3,410			
Roofing Adj	+ 4.21	Garage Cost	+ 18,982	Site Improvements				
Subfloor Adj	+ 2.43	Total RCN	= 140,158	Total Value	235,774 231.15 Total Value Per SqFt			
Heat/Cool Adj	+ 10.30	Depreciation (18%)	- 25,228					
Plumbing Adj	+ 8.12	Lump Sums	+ 2,504					
Basement Adj	+ 0.00	RCNLD	= 117,434					
Adj Base Cost	= 118.80	Lot Value	+ 117,434					
Total Area	x 1,020	Indicated Value	= 117,434					
Adjusted Cost	= 121,176	Value Per SqFt	115.13					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	46918	10x10		100	25.04		2,504



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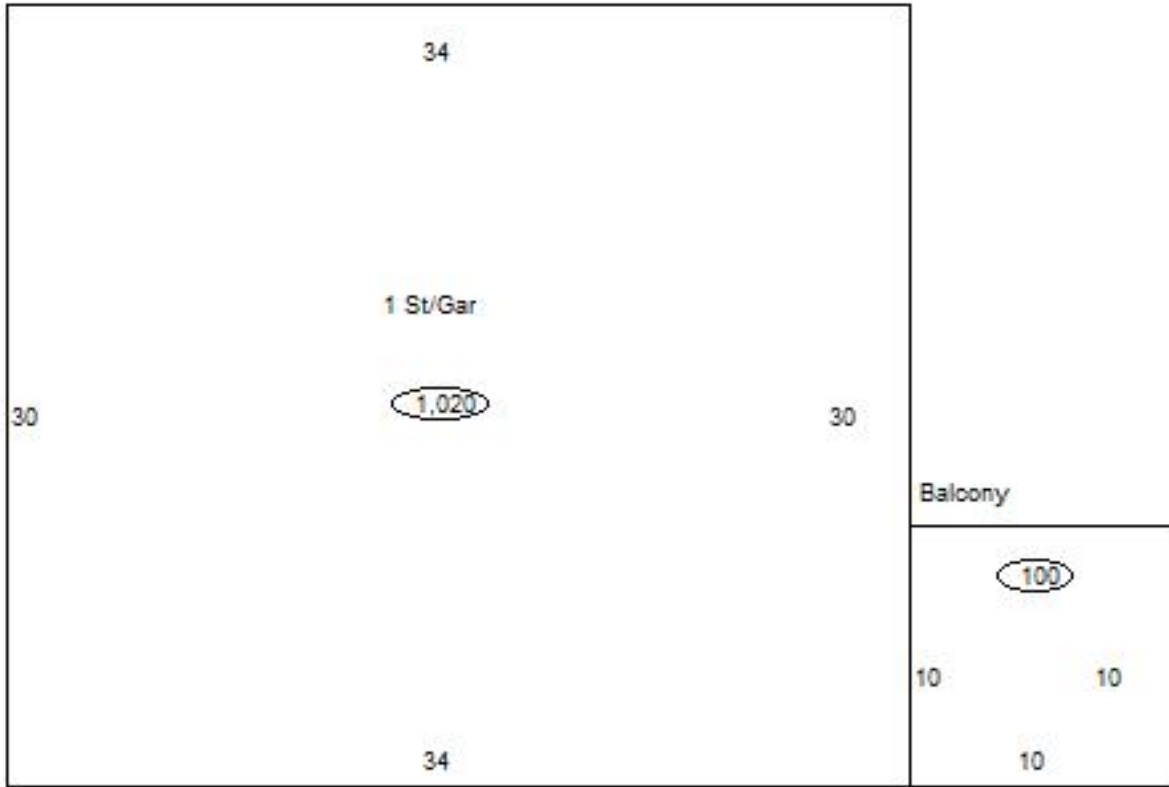
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Garage	10	1 St/Gar	1,020	1.000	1,020
2	M	BALW		10	Balcony	100	1.000	100
Total Building Area						1,020		1,020




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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	78% 1 1/2 Story Finished 22% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,180 / 4,140
Style	78% 1 1/2 Story Finished - 22% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,180
Fixture/RghIn	7 /
Bed/F/H Bath	1 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	82.30	Total Misc Impr	+ 26,797	Roofing Adj	+ 3.56	Garage Cost	+ 444,316
Subfloor Adj	+ -2.29	Total RCN	= 57,761	Heat/Cool Adj	+ 14.47	Depreciation (13%)	- 3,037
Plumbing Adj	+ 2.81	Lump Sums	+ 389,592	Basement Adj	+ 0.00	RCNLD	= 100.85
Adj Base Cost	= 100.85	Lot Value	+ 389,592	Total Area	x 4,140	Indicated Value	= 417,519
		Value Per SqFt	94.10	Adjusted Cost	= 417,519		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	389,592		
Lot Value			
Indicated Value	389,592	94.10	Per SqFt
Agland Value			
Site Improvements	76,213		
Total Value	465,805	112.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	46912	12x8		96	31.64		3,037
PRCH	SLAB PORCH - COVERED	46913	37x10		370	28.25		10,453
PRCH	SLAB PORCH - COVERED	46914	38x10		380	28.22		10,724
PATO	SLAB PORCH - OPEN	46915	58x10		580	9.69		5,620



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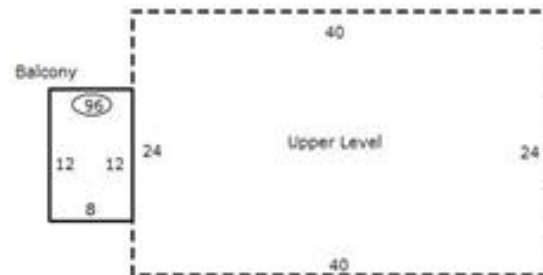
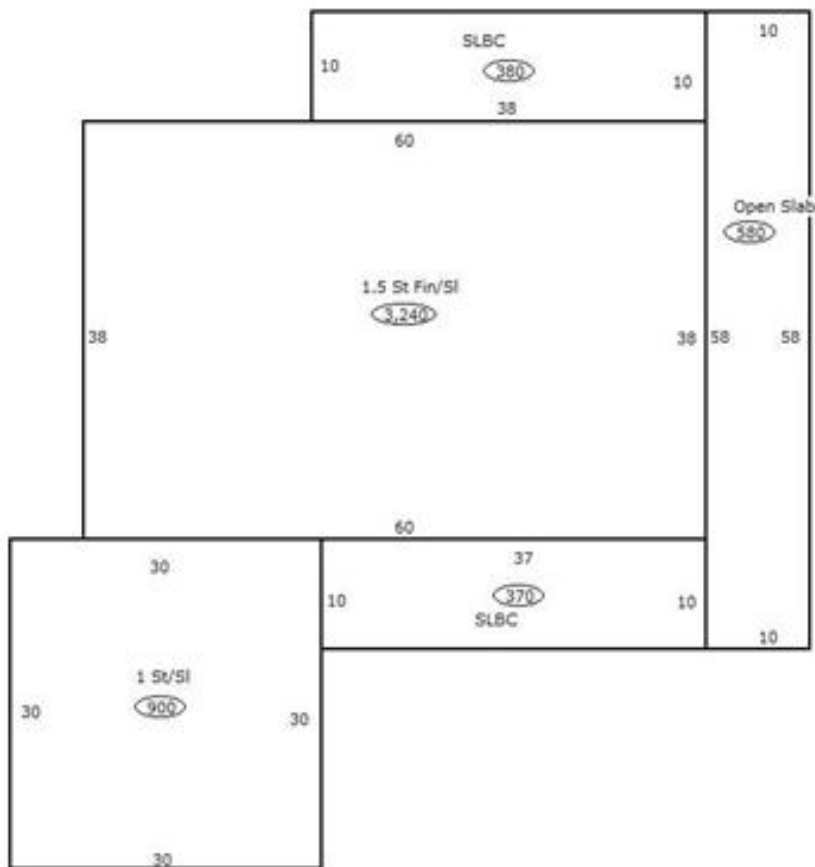
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,280	1.421	3,240
2	U	^UL	Overhang	13	Upper Level	960	1.000	960
3	M	BALW		13	Balcony	96	1.000	96
4	M	PRCH		13	SLBC	370	1.000	370
5	M	PRCH		13	SLBC	380	1.000	380
6	M	PATO		13	Open Slab	580	1.000	580
7	R	1	Slab	13	1 St/SI	900	1.000	900
Total Building Area						3,180		4,140



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	16x30x8	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (9.17 x 480)	4,402		4,402	440	3,962
	LOAF	Loafing Shed	20x16x0	Dirt	Formed Metal	320
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 320)	2,182		2,182		2,182
	SHDS	Shed - Small	10x16x6	Dirt	Composition Shingle	160
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (19.48 x 160)	3,117		3,117		3,117
	BNGP	Barn - General Purpose	24x40x10	Concrete	Formed Metal	960
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (26.39 x 960)	25,334		25,334		25,334
	LNT0	Lean To - Attached	16x30x16	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (10.36 x 480)	4,973		4,973		4,973
	LOAF	Loafing Shed	34x42x8	Dirt	Formed Metal	1,428
	Qual	3	Cond 3	Year 2008	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 1,428)	9,739		9,739	974	8,765
	UTIL	SHOP BUILDING	25x37x8	Concrete	Formed Metal	925
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.14 x 925)	27,880		27,880		27,880



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			19.276	122	122	2,359	2,359
HC	HECTOR STONY SANDY LOAM	TMBR	20			11.875	36	36	427	427
VE	VERDIGRIS CLAY LOAM	TMBR	90			3.850	162	162	624	624
TMBR Totals						35.000			3,410	3,410
Total Agland						35.000			3,410	3,410