



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:06:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027787 Parcel ID 22N15E-32-2-00000-000-0000 Cadastral ID 32-22-15-01100 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 301289 WHITFORD, JULIE M REVOCABLE TRUST 5303 E HICKORY HOLLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 05303 HICKORY HOLLOW RD Subdivision Lot/Block / Parcel Size 6.23 - Acres Sec/Twn/Rng 32 / 22 / 15 / 2 Neighborhood 6060 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (88)\IMG_0003.JPG 7/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34487992 -95.73495879 TR IN SW SE NW, SEC 32, BEG: AT NW/C OF SD SW SE NW; E 660' TO A PT IN C/L OF EXISTING CO RD; S 23-54 W 115.3'; S 33-54 W 317.4'; S 51-28 W 149.4'; S 58-15 W 375.1'; N 660' TO POB																																																																																																																									
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Date 04/17/2026
 Time 18:06:53
 Page 2

Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	6.23	
Non-Ag Acres	6.1251	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	266,811.00 x .41 = 110,263	
Factor Value		
Adjustments	1.0000	
Lot Value	110,263	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	984 / 1,224
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32



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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	101,959	83.30	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,254		
Lot Value	110,263		
Indicated Value	209,517	171.17	Per SqFt
Agland Value			
Site Improvements	12,262		
Total Value	221,779	181.19	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.29	Total Misc Impr	+	6,592			
Roofing Adj	+ 4.19	Garage Cost	+				
Subfloor Adj	+ 2.07	Total RCN	=	143,900			
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	63,316			
Plumbing Adj	+ 10.33	Lump Sums	+	18,670			
Basement Adj	+ 0.00	RCNLD	=	99,254			
Adj Base Cost	= 112.18	Lot Value	+	110,263			
Total Area	x 1,224	Indicated Value	=	209,517			
Adjusted Cost	= 137,308	Value Per SqFt		171.17			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODO	WOOD DECK - OPEN	67141	1560		1,560	14.96	20%	18,670
PRCH	SLAB PORCH - COVERED	67142	24x4		96	20.99		2,015



Rogers

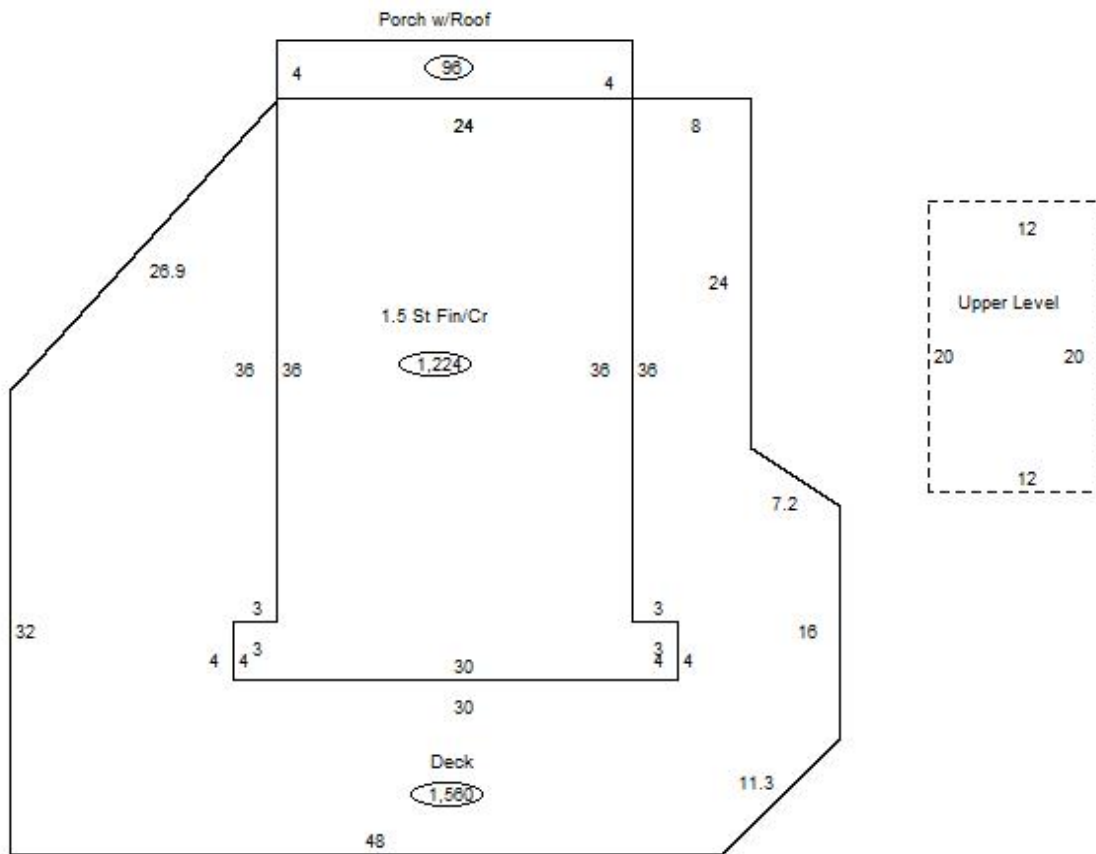
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Date 04/17/2026
 Time 18:06:53
 Page 3

Sketch Image

660027787



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	984	1.244	1,224
2	M	WODO		13	WODO	1,560	1.000	1,560
3	M	PRCH		13	SLBC	96	1.000	96
4	U	^UL		13	Upper Level	240	1.000	240
Total Building Area						984		1,224



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 Page 4

660027787

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,500
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (9.80 x 1,500)	14,700		14,700	6,615	8,085
	LT	LEAN-TO	0x0x0			2,200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 2,200)	6,424		6,424	2,891	3,533
	LF	LOAFING SHED	12x18x0			216
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 216)	920		920	276	644
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					