



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660027796 <b>Parcel ID</b> 000000-00-0-00831-015-0007 <b>Cadastral ID</b> 32-22-15-01370 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 327994 WICKMAN, NATHAN & ANDREA REVOCABLE LIVING TRUST  5113 E CEDAR RIDGE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05113 E CEDAR RIDGE RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0007 / 0015 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 32 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (85)\IMG_0010.JPG 7/22/2022</p>														
<b>Legal Description</b> Lat/Long: 36.34946859 -95.73606061																			
LOT 7 BLOCK 15 TRAILS END ESTATES					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	STAUFFER, JAMES S & PATRICIA J	06/12/2019	395,000	YES										
					1273/552	SANDERS, JERRY B & DOROTHY-J	02/16/2001	38,000	Yes										
					1252/495	GIESSMANN, TONYA J	10/04/2000	35,000	Yes										
					1170/30	HUTCHISON, KIM J	05/07/1999	26,000	Yes										
					1097/240	KRIGBAUM, JO E	10/31/1997	22,000	No										
					981/241	JACKSON, DOUGLAS T &	01/31/1995	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	112.698	<b>Current Tax</b>										
<b>Remove Cap</b>	2020	<b>Land Value</b>	76,031	76,031	11%	8,363	<b>Assessed</b>	50,672	5,710.63										
<b>Year Frozen</b>	0	<b>Improvements</b>	384,624	384,624		42,309	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	460,655	460,655		50,672	<b>Total Taxable</b>	50,672	5,711.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660027796	WICKMAN, NATHAN			28	456,065	0	49,242	5,550.00										
2024	2024-660027796	WICKMAN, NATHAN			28	494,930	0	46,897	5,370.00										
2023	2023-660027796	WICKMAN, NATHAN			28	406,031	0	44,663	5,031.00										
2022	2022-660027796	WICKMAN, NATHAN			28	403,219	0	44,354	4,966.00										
2021	2021-660027796	WICKMAN, NATHAN			28	401,921	0	44,211	5,017.00										
2020	2020-660027796	WICKMAN, NATHAN			28	395,559	0	43,511	4,949.00										
2019	2019-660027796	WICKMAN, NATHAN			28	333,246	0	36,584	4,120.00										
2018	2018-660027796	STAUFFER, JAMES S & PATRICIA J			28	341,769	0	34,842	3,962.00										
2017	2017-660027796	STAUFFER, JAMES S & PATRICIA J			28	338,517	0	33,183	3,721.00										
2016	2016-660027796	STAUFFER, JAMES S & PATRICIA J			28	330,844	0	31,603	3,466.00										
2015	2015-660027796	STAUFFER, JAMES S & PATRICIA J			28	321,524	0	30,098	3,336.00										
2014	2014-660027796	STAUFFER, JAMES S & PATRICIA J			28	324,261	0	28,665	3,093.00										
2013	2013-660027796	STAUFFER, JAMES S & PATRICIA J			28	307,286	0	27,300	2,939.00										




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 71358 <b>Non-Ag Acres</b> 1.7622 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 76,762.00 x .99 = 76,031 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 76,031		 <p style="text-align: right; color: orange;">07/22/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (85)\IMG_0010.JPG 7/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,777 / 2,777
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,777
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	704 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 19

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.60	<b>Total Misc Impr</b>	+ 18,802	<b>Roofing Adj</b>	+ 5.71	<b>Garage Cost</b>	+ 32,088
<b>Subfloor Adj</b>	+ -4.40	<b>Total RCN</b>	= 432,144	<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 22%)</b>	- 95,072
<b>Plumbing Adj</b>	+ 9.07	<b>Lump Sums</b>	+ 17,552	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 354,624
<b>Adj Base Cost</b>	= 137.29	<b>Lot Value</b>	+ 76,031	<b>Total Area</b>	x 2,777	<b>Indicated Value</b>	= 430,655
		<b>Value Per SqFt</b>	155.08	<b>Adjusted Cost</b>	= 381,254		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1 Test		
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	415,173	149.50	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>	6		
<b>Indicated Value</b>	477,550		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	354,624		
<b>Lot Value</b>	76,031		
<b>Indicated Value</b>	430,655	155.08	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,000		
<b>Total Value</b>	460,655	165.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67166	22x6		132	32.68		4,314
WODO	WOOD DECK - OPEN	67167	882		882	21.17	6%	17,552
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2	2	7,243.87		14,488



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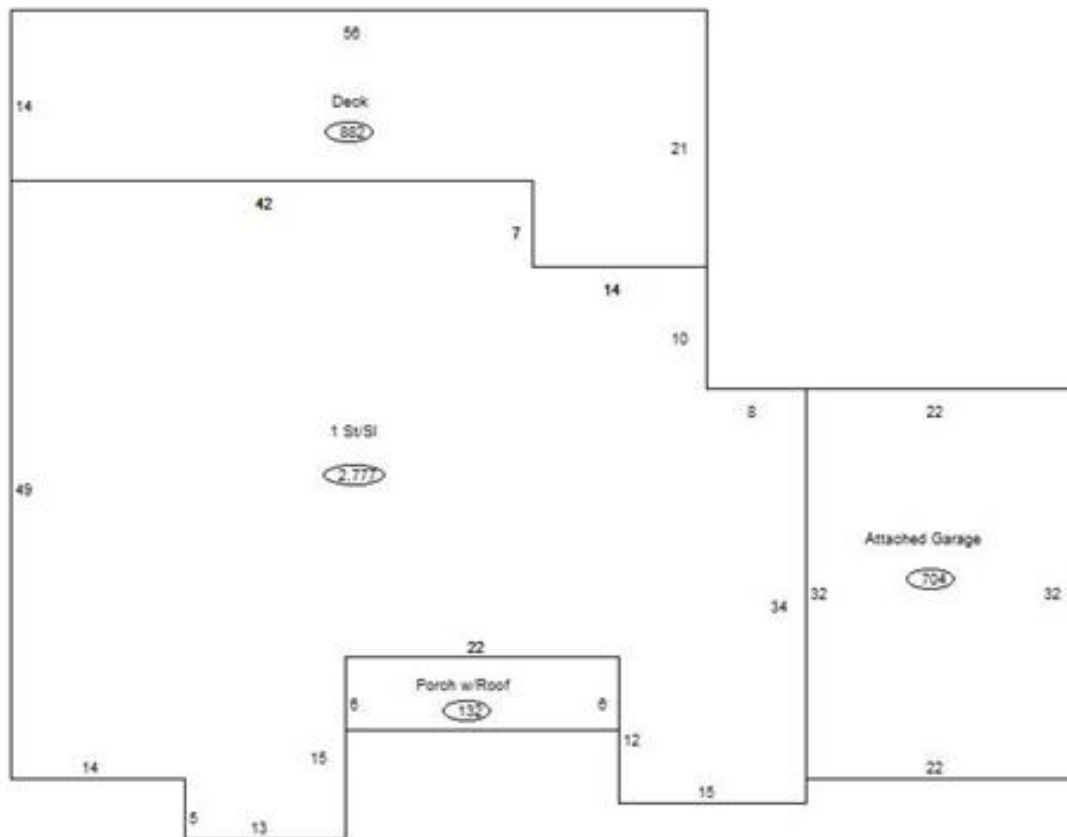
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Sketch Image

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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/SI	2,777	1.000	2,777
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	132	1.000	132
4	M	WODO		13	WODO	882	1.000	882
<b>Total Building Area</b>						<b>2,777</b>		<b>2,777</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year	Eff Age		

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000	30,000



STF	STG FAIR		0x0x0		
Qual	Cond	Year	Eff Age		

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )				