



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 660085434 Parcel ID 000000-00-0-00199-001-0001 Cadastral ID 32-22-15-03100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 326522 HOLLER, MELVIN CLINTON III & TONYA DIANE 18840 S HICKORY PL CLAREMORE OK 74019-0000 Parcel Location Situs 18840 S HICKORY PL Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (86)\IMG_0029.JPG 7/25/2022</p>				
Legal Description Lat/Long: 36.33857819 -95.73980134									
LOT 1 BLOCK 1 HICKORY HOLLOW AT TRAILS END RANCH					Building Permits				
					Number	Description	Opened	Closed	Amount
					R19	R19-911 ADDRESS ASSGND	03/2018	09/2018	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	MUDDY BOTTOM RANCH LLC	12/14/2018	355,000	YES
					2213/408	BRETT LIVING TRUST	10/31/2011	0	4
					2200/42	BANK OF THE LAKES NA	10/03/2011	510,000	11
					2141/663	LOMAX RANCH LLC	11/12/2010	0	10
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2019	Land Value	45,276	45,276	11%	4,980	Assessed	53,850	6,068.79
Year Frozen	0	Improvements	449,875	444,270		48,870	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	495,151	489,546		53,850	Total Taxable	53,850	6,069.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660085434	HOLLER, MELVIN CLINTON III &			28	478,040	0	51,285	5,779.00
2024	2024-660085434	HOLLER, MELVIN CLINTON III &			28	489,865	0	48,843	5,592.00
2023	2023-660085434	HOLLER, MELVIN CLINTON III &			28	446,129	0	46,518	5,239.00
2022	2022-660085434	HOLLER, MELVIN CLINTON III &			28	450,391	0	44,303	4,961.00
2021	2021-660085434	HOLLER, MELVIN CLINTON III &			28	383,575	0	42,193	4,789.00
2020	2020-660085434	HOLLER, MELVIN CLINTON III &			28	375,561	0	41,073	4,672.00
2019	2019-660085434	HOLLER, MELVIN CLINTON III &			28	355,607	0	39,117	4,406.00
2018	2018-660085434	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	250.00
2017	2017-660085434	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	246.00
2016	2016-660085434	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	241.00
2015	2015-660085434	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00
2014	2014-660085434	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00
2013	2013-660085434	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	236.00



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8315	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	36,221.00 x 1.25 = 45,276	
Factor Value		
Adjustments	1.0000	
Lot Value	45,276	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,345 / 3,057
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,345
Fixture/RghIn	21 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6



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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	479,560	156.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	454,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	449,875		
Lot Value	45,276		
Indicated Value	495,151	161.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	495,151	161.97	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.31	Total Misc Impr	+	18,995			
Roofing Adj	+ 4.80	Garage Cost	+	34,855			
Subfloor Adj	+ -3.54	Total RCN	=	478,590			
Heat/Cool Adj	+ 17.38	Depreciation (6%)	-	28,715			
Plumbing Adj	+ 12.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	449,875			
Adj Base Cost	= 138.94	Lot Value	+	45,276			
Total Area	x 3,057	Indicated Value	=	495,151			
Adjusted Cost	= 424,740	Value Per SqFt		161.97			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	138221	17x11		187	35.75		6,685
PRCH	SLAB PORCH - COVERED	138222	127		127	36.13		4,589



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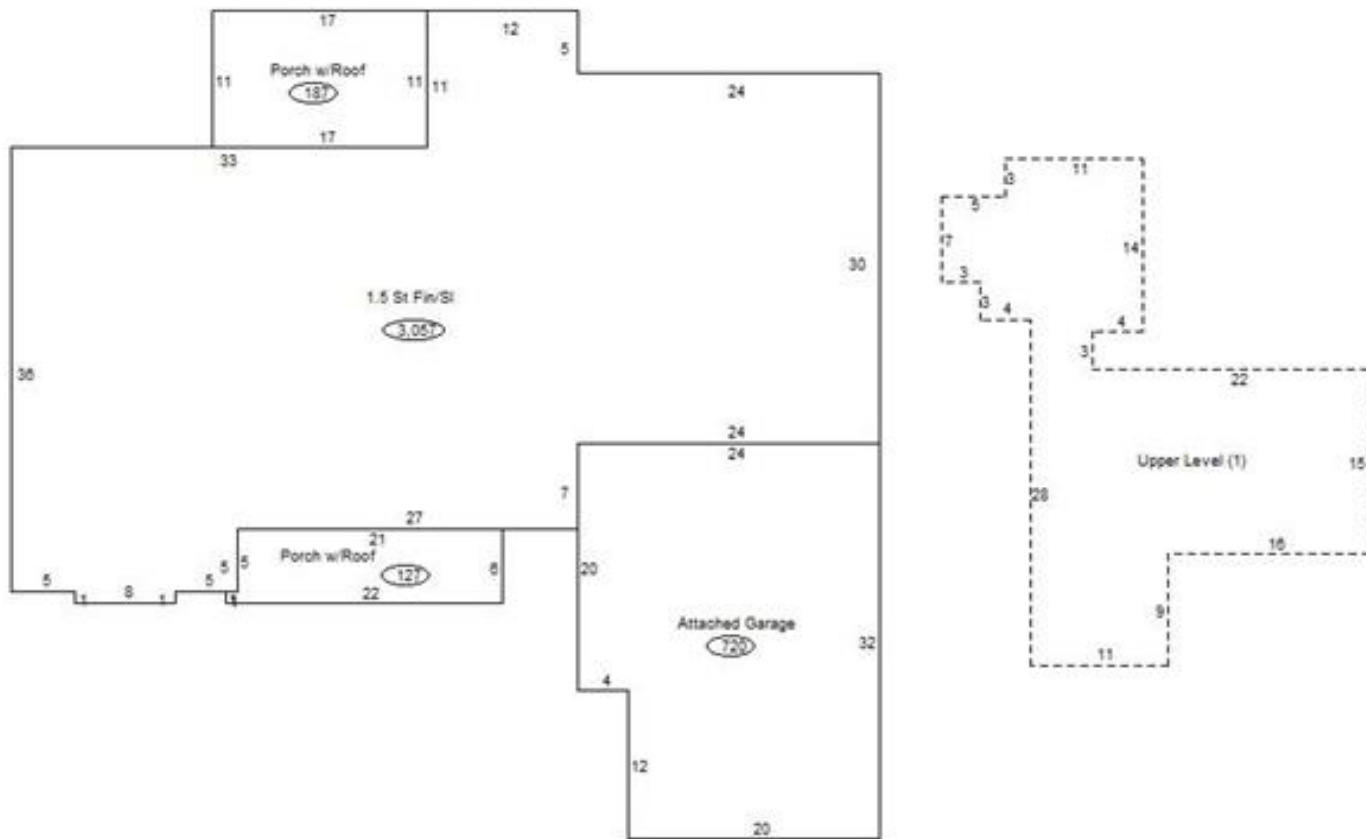
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Sketch Image

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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/Sl	2,345	1.304	3,057
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	187	1.000	187
4	M	PRCH		13	SLBC	127	1.000	127
5	U	^UL		13	Upper Level (1)	712	1.000	712
Total Building Area						2,345		3,057