



# 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> 660085444 <b>Parcel ID</b> 000000-00-0-00199-002-0001 <b>Cadastral ID</b> 32-22-15-03200 <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> 330013 PATTERSON, CHADLEY RYAN  5103 E HICKORY HOLLOW DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05103 E HICKORY HOLLOW DR <b>Subdivision</b> HICKORY HOLLOW AT TRAILS END RANCH <b>Lot/Block</b> 0001 / 0002 Parcel Size 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 (25)\IMG_0013.JPG 7/26/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33862937 -95.73900968																			
LOT 1 BLOCK 2 HICKORY HOLLOW AT TRAILS END RANCH					<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>R18 000337</td> <td>R20- NEW 2823 SQ FT SFR</td> <td>10/2018</td> <td>06/2019</td> <td>313,616</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000337	R20- NEW 2823 SQ FT SFR	10/2018	06/2019	313,616
Number	Description	Opened	Closed	Amount															
R18 000337	R20- NEW 2823 SQ FT SFR	10/2018	06/2019	313,616															
<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>										
HV	Veteran	Yes	999,999	45,154	/	LAMB HOMES LLC	02/04/2020	355,000	YES										
					/	MUDDY BOTTOM RANCH LLC	08/30/2018	105,000	WB										
					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										
<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>										
Remove Cap	2021		Land Value 39,619	39,132	11%	4,305	Assessed	45,154	5,088.77										
Year Frozen	0		Improvements 395,660	371,352		40,849	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	45,154	-4,611.00										
TIF Project ID	0		<b>Total Value</b> 435,279	410,484		45,154	<b>Total Taxable</b>	0	478.00										
<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	2025-660085444	PATTERSON, CHADLEY RYAN			28	419,835	43838		464.00										
2024	2024-660085444	PATTERSON, CHADLEY RYAN			28	450,650	42561		608.00										
2023	2023-660085444	PATTERSON, CHADLEY RYAN			28	415,923	41322		590.00										
2022	2022-660085444	PATTERSON, CHADLEY RYAN			28	419,830	40118		573.00										
2021	2021-660085444	PATTERSON, CHADLEY RYAN			28	354,090	38950		556.00										
2020	2020-660085444	PATTERSON, CHADLEY RYAN			28	154,829	0	17,031	1,937.00										
2019	2019-660085444	LAMB HOMES LLC			28	30,000	0	3,300	372.00										
2018	2018-660085444	LAMB HOMES LLC			28	20,000	0	2,200	250.00										
2017	2017-660085444	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	246.00										
2016	2016-660085444	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	241.00										
2015	2015-660085444	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00										
2014	2014-660085444	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00										
2013	2013-660085444	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
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.7276 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 31,695.00 x 1.25 = 39,619 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 39,619		

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% 1 1/2 Story Finished
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Veneer, Stone
<b>Base/Total Area</b>	2,229 / 2,763
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,229
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	716 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2019 / 5

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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	415,191	150.27	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	437,670		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.94	<b>Total Misc Impr</b>	+ 20,131				
<b>Roofing Adj</b>	+ 4.77	<b>Garage Cost</b>	+ 32,549				
<b>Subfloor Adj</b>	+ -3.72	<b>Total RCN</b>	= 416,484				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 5%)</b>	- 20,824				
<b>Plumbing Adj</b>	+ 10.37	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 395,660				
<b>Adj Base Cost</b>	= 131.67	<b>Lot Value</b>	+ 39,619				
<b>Total Area</b>	x 2,763	<b>Indicated Value</b>	= 435,279				
<b>Adjusted Cost</b>	= 363,804	<b>Value Per SqFt</b>	157.54				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	395,660		
<b>Lot Value</b>	39,619		
<b>Indicated Value</b>	435,279	157.54	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	435,279	157.54	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	141459	310		310	31.91	9,892
PRCH	SLAB PORCH - COVERED	141460	13x7		91	32.91	2,995
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87	7,244



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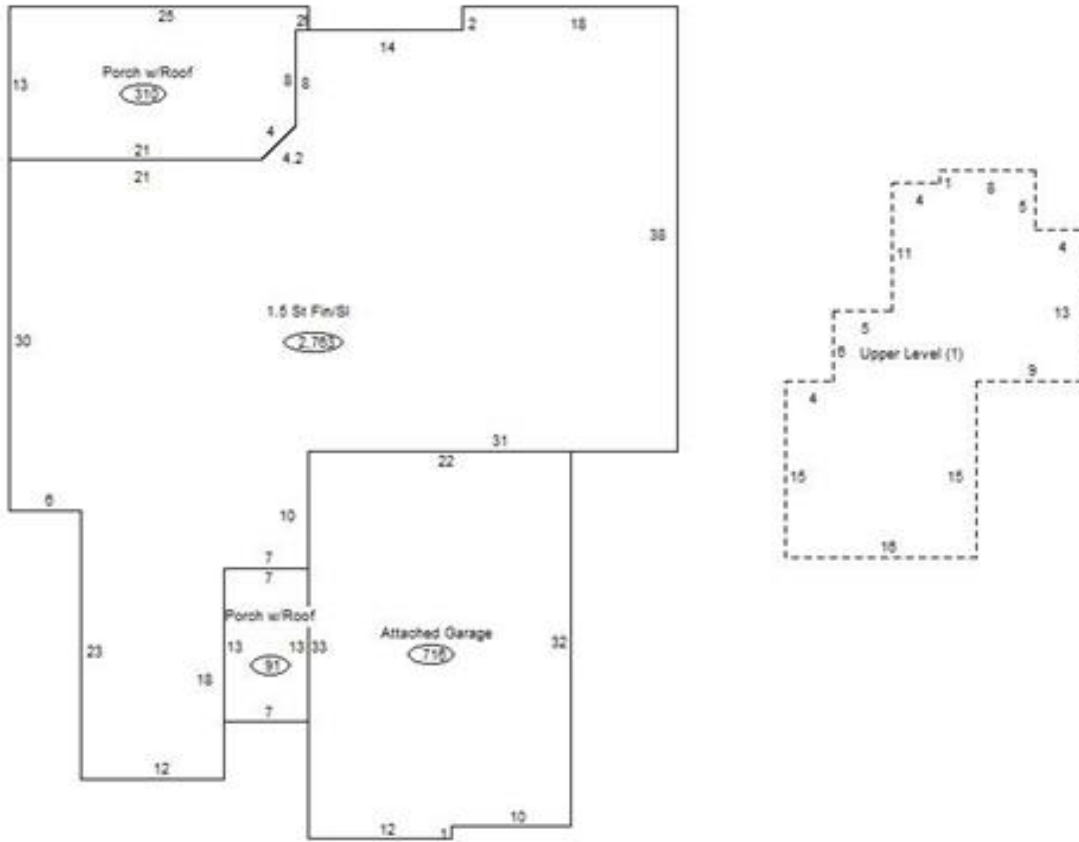
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### Sketch Image

660085444



### 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	2,229	1.240	2,763
2	U	^UL		13	Upper Level (1)	534	1.000	534
3	G	1		13	Attached Garage	716	1.000	716
4	M	PRCH		13	SLBC	310	1.000	310
5	M	PRCH		13	SLBC	91	1.000	91
<b>Total Building Area</b>						2,229		2,763