



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:29:27
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Assessment Data					Primary Image																																																	
Account 660085450 Parcel ID 000000-00-0-00199-002-0007 Cadastral ID 32-22-15-03260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 312758 JAMES, CHARLES MICHAEL & CINDY SHAFFER JAMES 5253 E HICKORY HOLLOW DR CLAREMORE OK 74019-0000 Parcel Location Situs 05250 E HICKORY BLUFF DR Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					No Image On File																																																	
Legal Description Lat/Long: 36.33915016 -95.73590272					Building Permits																																																	
LOT 7 BLOCK 2 HICKORY HOLLOW AT TRAILS END RANCH					<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																																													
					2413/701	WILLIAMS, DONALD A TRUST &	07/15/2014	55,000	WG																																													
					2279/423	WILLIAMS, DONALD A & DEBBIE J	10/09/2012	0	4																																													
					2203/427	BANK OF THE LAKES NA	10/14/2011	21,000	3																																													
					2141/663	LOMAX RANCH LLC	11/12/2010	0	10																																													
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>112.698</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> <td>Land Value 44,313</td> <td>40,201</td> <td>11%</td> <td>4,422</td> <td>Assessed</td> <td>4,422</td> <td>498.35</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</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 44,313</td> <td>40,201</td> <td></td> <td>4,422</td> <td>Total Taxable</td> <td>4,422</td> <td>498.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2015	Land Value 44,313	40,201	11%	4,422	Assessed	4,422	498.35	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 44,313	40,201		4,422	Total Taxable	4,422	498.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660085450	JAMES, CHARLES MICHAEL &			28	44,313	0	4,212	475.00																																													
2024	2024-660085450	JAMES, CHARLES MICHAEL &			28	53,175	0	4,011	459.00																																													
2023	2023-660085450	JAMES, CHARLES MICHAEL &			28	35,000	0	3,820	431.00																																													
2022	2022-660085450	JAMES, CHARLES MICHAEL &			28	35,000	0	3,638	407.00																																													
2021	2021-660085450	JAMES, CHARLES MICHAEL &			28	35,000	0	3,465	393.00																																													
2020	2020-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	3,300	375.00																																													
2019	2019-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	3,300	372.00																																													
2018	2018-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	3,300	375.00																																													
2017	2017-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	3,300	370.00																																													
2016	2016-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	3,300	362.00																																													
2015	2015-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	3,300	366.00																																													
2014	2014-660085450	JAMES, CHARLES MICHAEL &			28	30,000	0	2,547	274.00																																													
2013	2013-660085450	WILLIAMS, DONALD A TRUST &			28	30,000	0	2,426	262.00																																													



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Lot Data		Square-Foot - NBHD 1132 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8138							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	35,450.00 x 1.25 = 44,313			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent	0.00			
Lot Value	44,313			Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model	A Adam Test			
Exterior Wall				Adjustment Model	1 2022 Residential			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value	44,313			
Bed/F/H Bath / /				Indicated Value	44,313	0.00	Per SqFt	
Basement Area				Agland Value				
Garage Type				Site Improvements				
Remodel				Total Value	44,313	0.00	Total Value Per SqFt	
Year/Eff Age /				Cost Approach				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 44,313					
Total Area	x	Indicated Value	= 44,313					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value