



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 660085453
Parcel ID 000000-00-0-00199-002-0010
Cadastral ID 32-22-15-03290
Property Type REAL - Real Property
Property Class RRP VI Area 4
Tax Area 28 - COLLINSVILLE/LIME FIRE
Name ID 338984
AHERN, NICHOLAS &
LISSET DAWN



5160 E HICKORY BLUFF DR
CLAREMORE OK 74019-0000

Parcel Location
Situs 05160 E HICKORY BLUFF DR
Subdivision HICKORY HOLLOW AT TRAILS END RANCH
Lot/Block 0010 / 0002 Parcel Size 1 - Lots
Sec/Twn/Rng 32 / 22 / 15 / 5
Neighborhood 1132 - R-V04-NW COLLINSVILLE
School District S026 - COLLINSVILLE SCHOOLS

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Legal Description Lat/Long: 36.33915886 -95.73776624

Building Permits

LOT 10 BLOCK 2 HICKORY HOLLOW AT TRAILS END RANCH

Number	Description	Opened	Closed	Amount
R25 025	NEW POOL	05/2025	07/2025	55,000
R2015 09 39	R17-NEW 2800 SQ FT SFR	09/2015	05/2016	280,000

Exemptions

Code	Type	Active	Maximum	Exemption
HV	Veteran	Yes	999,999	57,208
HV	Veteran	No	999,999	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	EGGERS, COREY B &	07/12/2022	505,000	YES
/	MCCARTY, ZACKARY C &	01/29/2020	375,000	YES
/	DARK, STEPHEN & HEATHER	08/14/2018	359,000	YES
2537/20	TYNER HOMES LLC	03/11/2016	322,500	YES
2492/890	MUDDY BOTTOM RANCH LLC	07/21/2015	27,000	15
2213/408	BRETT LIVING TRUST	10/31/2011	0	4

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2023	Land Value 88,322	88,322	11%	9,715	Assessed	57,208	6,447.23
Year Frozen	0	Improvements 431,757	431,757		47,493	Penalty	0	
Uncapped Value	28,671	Mobile Home 0	0		0	Exemption	57,208	-5,842.00
TIF Project ID	0	Total Value 520,079	520,079		57,208	Total Taxable	0	605.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660085453	AHERN, NICHOLAS &	28	480,538	52859		559.00
2024	2024-660085453	AHERN, NICHOLAS &	28	505,000	55550		793.00
2023	2023-660085453	AHREN, NICHOLAS &	28	505,000	55550		793.00
2022	2022-660085453	AHREN, NICHOLAS &	28	428,142	42537		607.00
2021	2021-660085453	EGGERS, COREY B &	28	375,435	41298		590.00
2020	2020-660085453	EGGERS, COREY B &	28	380,609	0	41,619	4,733.00
2019	2019-660085453	MCCARTY, ZACKARY C &	28	360,339	0	39,637	4,464.00
2018	2018-660085453	MCCARTY, ZACKARY C &	28	324,682	1000	34,715	3,962.00
2017	2017-660085453	DARK, STEPHEN & HEATHER	28	321,858	1000	34,404	3,872.00
2016	2016-660085453	DARK, STEPHEN & HEATHER	28	20,000	0	2,200	241.00
2015	2015-660085453	TYNER HOMES LLC	28	20,000	0	2,200	243.00
2014	2014-660085453	MUDDY BOTTOM RANCH LLC	28	20,000	0	2,200	237.00
2013	2013-660085453	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 0.8854 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 38,569.00 x 1.25 = 48,211 Factor Value Adjustments 1.8320 Lot Value 88,322		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,044 / 2,888
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,044
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	688 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	446,977	154.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	437,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.84	Total Misc Impr	+ 17,199				
Roofing Adj	+ 4.27	Garage Cost	+ 31,462				
Subfloor Adj	+ -3.27	Total RCN	= 438,137				
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 35,051				
Plumbing Adj	+ 14.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 403,086				
Adj Base Cost	= 134.86	Lot Value	+ 88,322				
Total Area	x 2,888	Indicated Value	= 491,408				
Adjusted Cost	= 389,476	Value Per SqFt	170.16				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	403,086		
Lot Value	88,322		
Indicated Value	491,408	170.16	Per SqFt
Agland Value			
Site Improvements	28,671		
Total Value	520,079	180.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	128378	20x13		260	32.06		8,336
PRCH	SLAB PORCH - COVERED	128379	7x7		49	33.04		1,619



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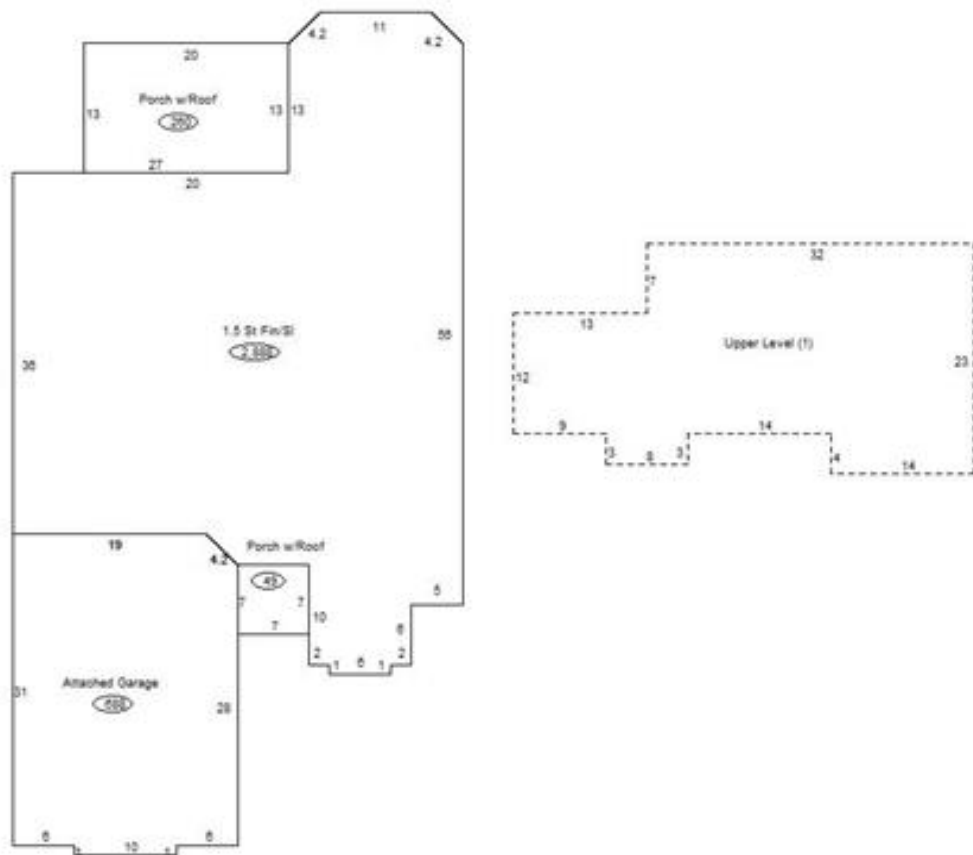
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Sketch Image

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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/SI	2,044	1.413	2,888
2	U	^UL		13	Upper Level (1)	844	1.000	844
3	G	1		13	Attached Garage	688	1.000	688
4	M	PRCH		13	SLBC	260	1.000	260
5	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						2,044		2,888



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x30x6	Base		600
	Qual 3	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (50.30 x 600)	30,180	30,180	1,509	28,671