



# 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> 660085454 <b>Parcel ID</b> 000000-00-0-00199-002-0011 <b>Cadastral ID</b> 32-22-15-03300 <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> 344178 THE JEFFREY & ELIZABETH JOHNSON LIVING TRUST  5138 E HICKORY BLUFF DR CLAREMORE OK 74019-4505  <b>Parcel Location</b> <b>Situs</b> 05138 E HICKORY BLUFF DR <b>Subdivision</b> HICKORY HOLLOW AT TRAILS END RANCH <b>Lot/Block</b> 0011 / 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\ROB STUFF\2023-7-14\IMG_0001.JPG 7/14/2023</p>																			
<b>Legal Description</b> Lat/Long: 36.33916339 -95.73841081																								
LOT 11 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>R25 386</td> <td>NEW DTCH ACC BLDG 30X50</td> <td>11/2025</td> <td>02/2026</td> <td>150,000</td> </tr> <tr> <td>R22 231</td> <td>R23 NEW SFR 2900 SQ FT</td> <td>06/2022</td> <td>07/2023</td> <td>280,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 386	NEW DTCH ACC BLDG 30X50	11/2025	02/2026	150,000	R22 231	R23 NEW SFR 2900 SQ FT	06/2022	07/2023	280,000
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<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>															
H	Homestead	Yes	1,000	1,000	/	L & K HOMES INC	04/11/2024	622,000	YES															
					/	DORRELL, TROY A &	04/01/2022	75,000	15															
					/	O'CONNOR, DONALD & KATHRYN	10/11/2019	40,000	YES															
					/	MUDDY BOTTOM RANCH LLC	08/30/2018	33,000	YES															
					2213/408	BRETT LIVING TRUST	10/31/2011	0	4															
					2200/42	BANK OF THE LAKES NA	10/03/2011	510,000	11															
<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	2025	<b>Land Value</b>	61,266	61,266	11%	6,739	<b>Assessed</b>	70,472	7,942.05															
Year Frozen	0	<b>Improvements</b>	585,152	579,394		63,733	<b>Penalty</b>	0																
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-102.00															
TIF Project ID	0	<b>Total Value</b>	646,418	640,660		70,472	<b>Total Taxable</b>	69,472	7,840.00															
<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	2025-660085454	THE JEFFREY & ELIZABETH JOHNSON			28	622,000	1000	67,420	7,609.00															
2024	2024-660085454	THE JEFFREY & ELIZABETH JOHNSON			28	540,563	0	59,462	6,808.00															
2023	2023-660085454	L & K HOMES INC			28	75,002	0	8,250	929.00															
2022	2022-660085454	L & K HOMES INC			28	46,666	0	4,851	543.00															
2021	2021-660085454	DORRELL, TROY A &			28	46,666	0	4,620	524.00															
2020	2020-660085454	DORRELL, TROY A &			28	39,999	0	4,400	501.00															
2019	2019-660085454	O'CONNOR, DONALD & KATHRYN			28	30,000	0	3,300	372.00															
2018	2018-660085454	O'CONNOR, DONALD & KATHRYN			28	20,000	0	2,200	250.00															
2017	2017-660085454	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	246.00															
2016	2016-660085454	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	241.00															
2015	2015-660085454	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00															
2014	2014-660085454	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00															
2013	2013-660085454	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	0.837	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	36,460.00 x 1.25 = 45,575	
Factor Value		
Adjustments	1.3443	
Lot Value	61,266	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,536 / 3,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,536
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,132 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	112.78	Total Misc Impr	+ 37,478				
Roofing Adj	+ 5.90	Garage Cost	+ 68,678				
Subfloor Adj	+ -4.30	Total RCN	= 597,094				
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 11,942				
Plumbing Adj	+ 7.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 585,152				
Adj Base Cost	= 138.84	Lot Value	+ 61,266				
Total Area	x 3,536	Indicated Value	= 646,418				
Adjusted Cost	= 490,938	Value Per SqFt	182.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	585,152		
Lot Value	61,266		
Indicated Value	646,418	182.81	Per SqFt
Agland Value			
Site Improvements	68,023		
Total Value	714,441	202.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157676	401		401	34.87		13,983
PATO	Slab Porch - Open	157677	25x14		350	11.59		4,057
PRCH	Slab Porch - Covered	157678	334		334	35.08		11,717
FPR1	Fireplace - Residential 1 Story			1	1	7,721.18		7,721





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x16	Concrete	Composition Shingle	1,470
	Qual	5	Cond 5	Year 2026	Eff Age 0	
	<b>Valuation Summary</b> Base Cost (45.69 x 1,470) 67,164		<b>Modifier Total</b>	<b>RCN</b> 67,164	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 67,164
	PRCH	Porch	4x8x8	Concrete	Composition Shingle	32
	Qual	3	Cond 3	Year 2026	Eff Age 0	
	<b>Valuation Summary</b> Base Cost (26.83 x 32) 859		<b>Modifier Total</b>	<b>RCN</b> 859	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 859