



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:01:21  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660085455 <b>Parcel ID</b> 000000-00-0-00199-002-0012 <b>Cadastral ID</b> 32-22-15-03310 <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> 319244 WOLLAM, MEGAN L & MATTHEW JAY WELLS  5100 E HICKORY BLUFF DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05100 E HICKORY BLUFF DR <b>Subdivision</b> HICKORY HOLLOW AT TRAILS END RANCH <b>Lot/Block</b> 0012 / 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 style="text-align: right; color: orange;">07/26/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (25)\IMG_0025.JPG 7/26/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33917316 -95.73902692 LOT 12 BLOCK 2 HICKORY HOLLOW AT TRAILS END RANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.7878	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	34,314.00 x 1.25 = 42,893	
Factor Value		
Adjustments	1.0000	
Lot Value	42,893	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,695 / 2,695
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,695
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 / 0.0
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

Cost Approach		Manual : 01/2025	
Base Cost	111,51	Total Misc Impr	+ 17,065
Roofing Adj	+ 5.75	Garage Cost	+ 31,151
Subfloor Adj	+ -4.48	Total RCN	= 426,486
Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	- 34,119
Plumbing Adj	+ 11.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 392,367
Adj Base Cost	= 140.36	Lot Value	+ 42,893
Total Area	x 2,695	Indicated Value	= 435,260
Adjusted Cost	= 378,270	Value Per SqFt	161.51

\\tsclient\T\TOMMY DUNLAP\New folder (25)\IMG\_0025.JPG 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	398,647	147.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	422,990 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	392,367		
Lot Value	42,893		
Indicated Value	435,260	161.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	435,260	161.51	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	128085	188		188	32.33		6,078
PATO	SLAB PORCH - OPEN	128086	212		212	12.97		2,750
PRCH	SLAB PORCH - COVERED	128087	6x5		30	33.10		993



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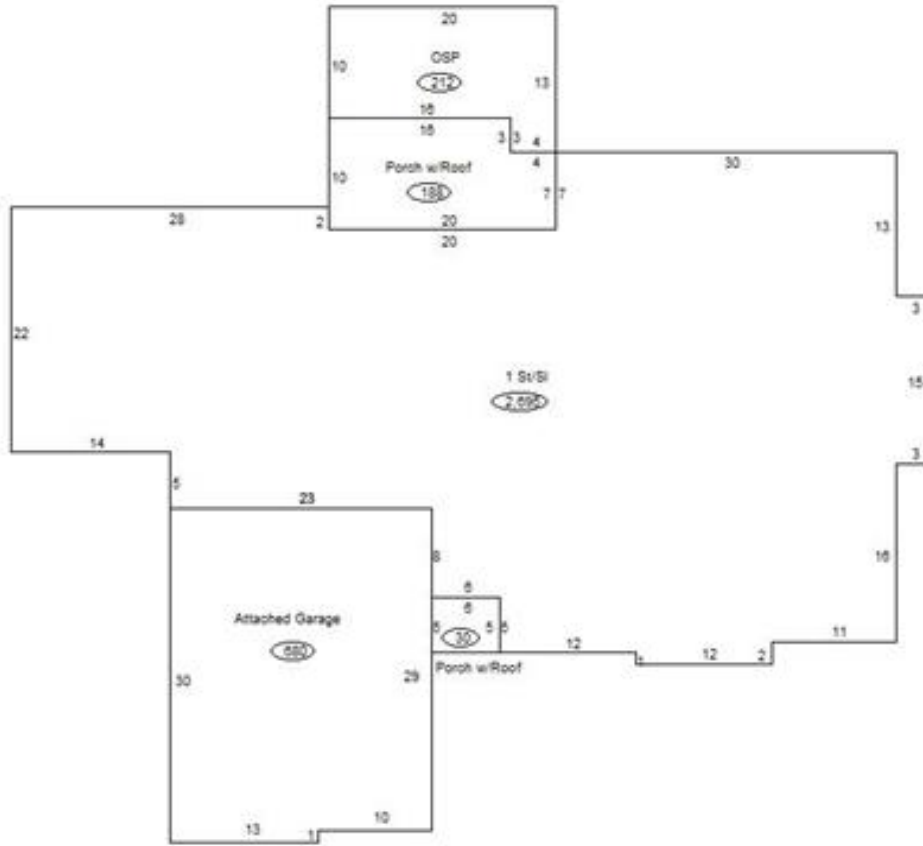
Date 04/18/2026

Time 08:01:21

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### Sketch Image

660085455



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,695	1.000	2,695
2	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	188	1.000	188
4	M	PATO		13	Open Slab	212	1.000	212
5	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						2,695		2,695