




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:01:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085462 Parcel ID 000000-00-0-00199-003-0007 Cadastral ID 32-22-15-03380 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 348801 MCCAMMON, PAXTON D & BAILEY N 5256 E HICKORY HOLLOW DR CLAREMORE OK 74019-0000 Parcel Location Situs 05256 E HICKORY HOLLOW DR Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (25)\IMG_0008.JPG 7/26/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33797377 -95.73593354 LOT 7 BLOCK 3 HICKORY HOLLOW AT TRAILS END RANCH																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8629		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	37,586.00 x 1.25 = 46,983		
Factor Value			
Adjustments	1.5053		
Lot Value	70,721		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,891 / 3,243
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,891
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	806 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	528,387 162.93 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	481,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	482,029
Lot Value	70,721
Indicated Value	552,750 170.44 Per SqFt
Agland Value	
Site Improvements	18,250
Total Value	571,000 176.07 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.72	Total Misc Impr	+	28,502
Roofing Adj	+ 5.39	Garage Cost	+	39,018
Subfloor Adj	+ -3.90	Total RCN	=	502,114
Heat/Cool Adj	+ 17.38	Depreciation (4%)	-	20,085
Plumbing Adj	+ 9.42	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	482,029
Adj Base Cost	= 134.01	Lot Value	+	70,721
Total Area	x 3,243	Indicated Value	=	552,750
Adjusted Cost	= 434,594	Value Per SqFt		170.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141464	270		270	35.33		9,539
PRCH	SLAB PORCH - COVERED	141465	20x16		320	35.13		11,242
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,721.18		7,721



Rogers

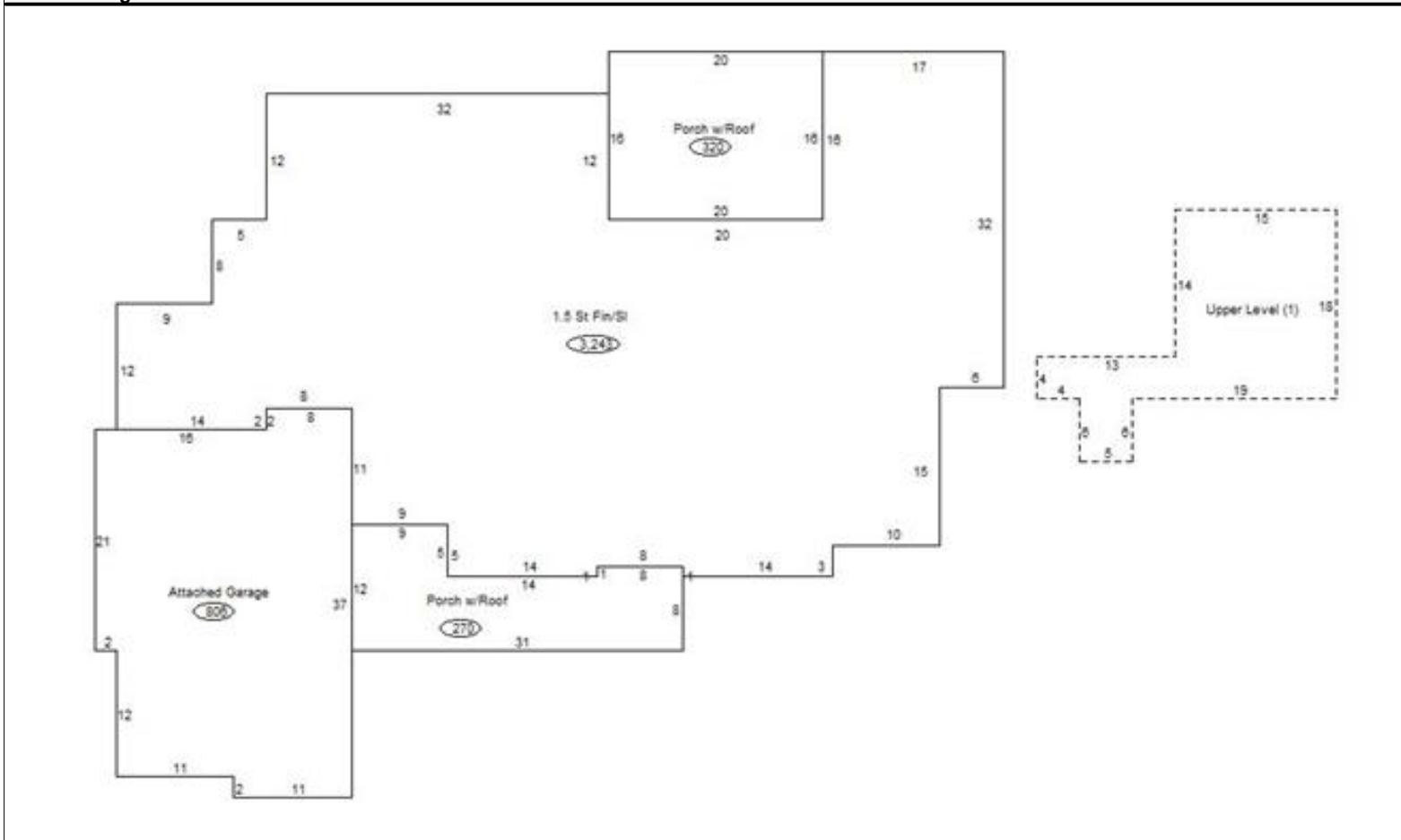
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Sketch Image

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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/Sl	2,891	1.122	3,243
2	U	^UL		13	Upper Level (1)	352	1.000	352
3	G	1		13	Attached Garage	806	1.000	806
4	M	PRCH		13	SLBC	270	1.000	270
5	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						2,891		3,243



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)		RCNLD
Base Cost (25,000.00 x 1)		25,000	25,000	6,750		18,250