



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:01:36
Page 1

Assessment Data					Primary Image														
Account 660085464 Parcel ID 000000-00-0-00199-003-0009 Cadastral ID 32-22-15-03400 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 322481 OVERBY, ISHAM DEAN & AMANDA JEWELL 5196 E HICKORY HOLLOW DR CLAREMORE OK 74019-0000 Parcel Location Situs 05196 E HICKORY HOLLOW DR Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0009 / 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_0010.JPG 7/26/2022</p>														
Legal Description Lat/Long: 36.33797839 -95.73718244																			
LOT 9 BLOCK 3 HICKORY HOLLOW AT TRAILS END RANCH					Building Permits <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>R2016 06 23</td> <td>R18-NEW 3098 SQ FT SFR</td> <td>06/2016</td> <td>03/2017</td> <td>210,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 06 23	R18-NEW 3098 SQ FT SFR	06/2016	03/2017	210,000
Number	Description	Opened	Closed	Amount															
R2016 06 23	R18-NEW 3098 SQ FT SFR	06/2016	03/2017	210,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2660/392	EXECUTIVE HOMES LLC	09/12/2017	358,000	YES										
					2507/559	MUDDY BOTTOM RANCH LLC	10/23/2015	110,000	15										
					2213/408	BRETT LIVING TRUST	10/31/2011	0	4										
					2200/42	BANK OF THE LAKES NA	10/03/2011	510,000	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax										
Remove Cap	2018	Land Value	44,741	39,337	11%	4,327	Assessed	48,033	5,413.22										
Year Frozen	0	Improvements	433,176	397,329		43,706	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-101.00										
TIF Project ID	0	Total Value	477,917	436,666		48,033	Total Taxable	47,033	5,312.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660085464	OVERBY, ISHAM DEAN &			28	465,710	1000	45,634	5,153.00										
2024	2024-660085464	OVERBY, ISHAM DEAN &			28	472,965	1000	44,276	5,084.00										
2023	2023-660085464	OVERBY, ISHAM DEAN &			28	438,424	1000	42,958	4,853.00										
2022	2022-660085464	OVERBY, ISHAM DEAN &			28	442,696	1000	41,677	4,680.00										
2021	2021-660085464	OVERBY, ISHAM DEAN &			28	382,999	1000	40,434	4,603.00										
2020	2020-660085464	OVERBY, ISHAM DEAN &			28	371,390	1000	39,227	4,476.00										
2019	2019-660085464	OVERBY, ISHAM DEAN &			28	355,051	1000	38,056	4,300.00										
2018	2018-660085464	OVERBY, ISHAM DEAN &			28	361,212	1000	38,733	4,418.00										
2017	2017-660085464	OVERBY, ISHAM DEAN &			28	30,000	0	3,300	370.00										
2016	2016-660085464	EXECUTIVE HOMES LLC			28	30,000	0	3,300	362.00										
2015	2015-660085464	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00										
2014	2014-660085464	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00										
2013	2013-660085464	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	236.00										



Rogers

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Date 04/18/2026
 Time 08:01:37
 Page 2

Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8217		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	35,793.00 x 1.25 = 44,741		
Factor Value			
Adjustments	1.0000		
Lot Value	44,741		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,419 / 3,058
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,419
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	675 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	473,439 154.82 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	468,480 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	433,176
Lot Value	44,741
Indicated Value	477,917 156.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	477,917 156.28 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.07	Total Misc Impr	+	17,823
Roofing Adj	+ 4.92	Garage Cost	+	32,987
Subfloor Adj	+ -3.65	Total RCN	=	465,781
Heat/Cool Adj	+ 17.38	Depreciation (7%)	-	32,605
Plumbing Adj	+ 9.98	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	433,176
Adj Base Cost	= 135.70	Lot Value	+	44,741
Total Area	x 3,058	Indicated Value	=	477,917
Adjusted Cost	= 414,971	Value Per SqFt		156.28

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	135128		7x5	35	36.56		1,280
PRCH	SLAB PORCH - COVERED	135129		249	249	35.43		8,822



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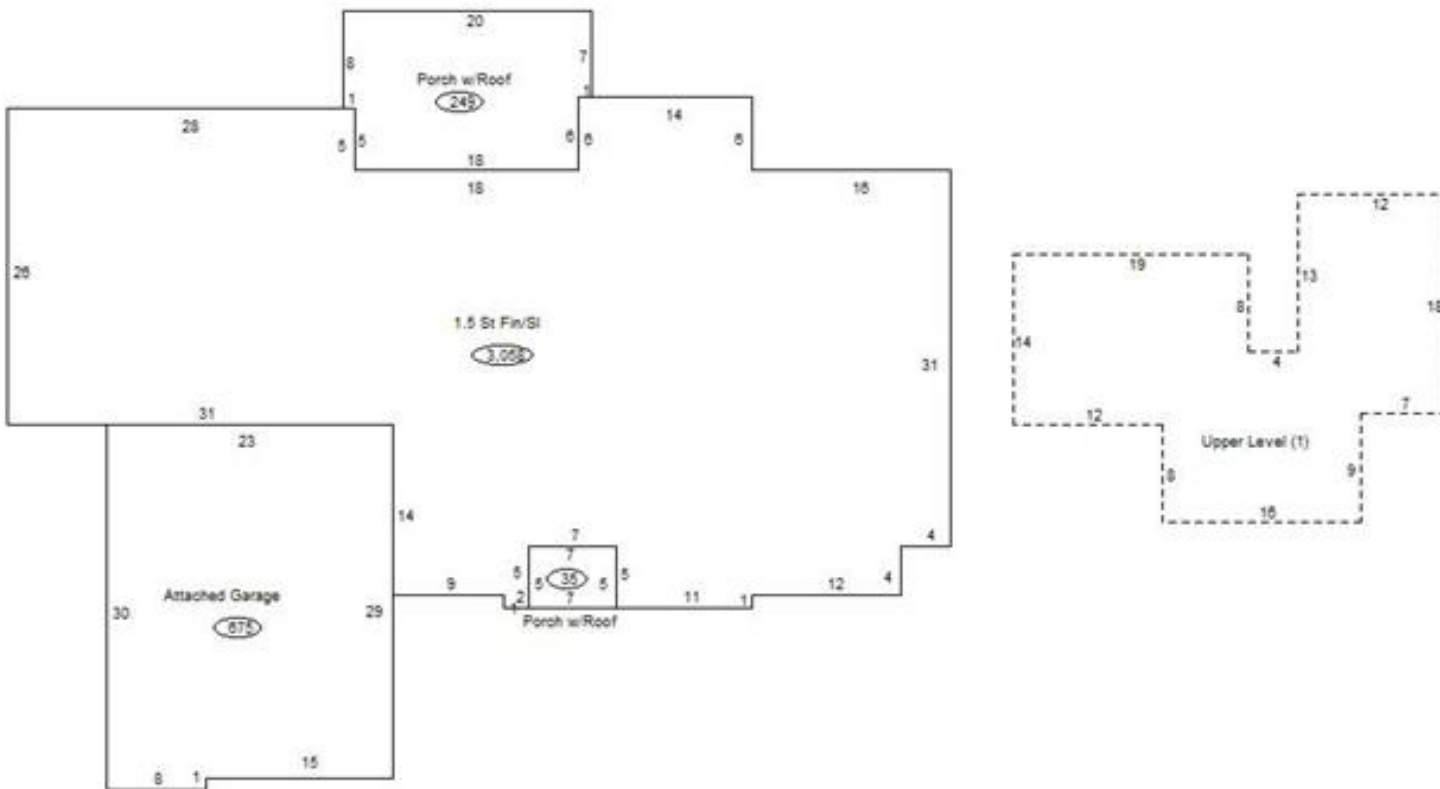
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Date 04/18/2026
 Time 08:01:37
 Page 3

Sketch Image

660085464



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	2,419	1.264	3,058
2	G	1		13	Attached Garage	675	1.000	675
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	249	1.000	249
5	U	^UL		13	Upper Level (1)	639	1.000	639
Total Building Area						2,419		3,058