



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 660085468 Parcel ID 000000-00-0-00199-004-0001 Cadastral ID 32-22-15-03440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 334218 JOHNSON, LARINDA L & CAMERON S 18870 S HICKORY PL CLAREMORE OK 74019-0000 Parcel Location Situs 18870 S HICKORY PL Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0001 / 0004 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 (86)\IMG_0028.JPG 7/25/2022</p>														
Legal Description Lat/Long: 36.33800859 -95.73975874																			
LOT 1 BLOCK 4 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>R20 000459</td> <td>R22- NEW 2807 SQ FT SFR</td> <td>11/2020</td> <td>07/2021</td> <td>285,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000459	R22- NEW 2807 SQ FT SFR	11/2020	07/2021	285,000
Number	Description	Opened	Closed	Amount															
R20 000459	R22- NEW 2807 SQ FT SFR	11/2020	07/2021	285,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	MAS CONSTRUCTION LLC	04/15/2021	370,000	YES										
					/	LAMB HOMES LLC	10/26/2020	54,500	15										
					/	MUDDY BOTTOM RANCH LLC	08/30/2018	105,000	WB										
					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	2022	Land Value	41,748	41,748	11%	4,592	Assessed	44,474	5,012.13										
Year Frozen	0	Improvements	368,140	362,560		39,882	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-102.00										
TIF Project ID	0	Total Value	409,888	404,308		44,474	Total Taxable	43,474	4,910.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660085468	JOHNSON, LARINDA L &			28	398,781	1000	42,178	4,764.00										
2024	2024-660085468	JOHNSON, LARINDA L &			28	402,287	1000	40,921	4,700.00										
2023	2023-660085468	JOHNSON, LARINDA L &			28	370,000	1000	39,700	4,485.00										
2022	2022-660085468	JOHNSON, LARINDA L &			28	376,318	1000	40,395	4,537.00										
2021	2021-660085468	JOHNSON, LARINDA L &			28	54,002	0	5,940	674.00										
2020	2020-660085468	LAMB HOMES LLC			28	30,000	0	3,300	375.00										
2019	2019-660085468	LAMB HOMES LLC			28	30,000	0	3,300	372.00										
2018	2018-660085468	LAMB HOMES LLC			28	20,000	0	2,200	250.00										
2017	2017-660085468	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	246.00										
2016	2016-660085468	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	241.00										
2015	2015-660085468	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00										
2014	2014-660085468	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00										
2013	2013-660085468	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	236.00										



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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7667		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	33,398.00 x 1.25 = 41,748		
Factor Value			
Adjustments	1.0000		
Lot Value	41,748		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,309 / 2,681
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,309
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	722 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	380,061 141.76 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	368,140
Lot Value	41,748
Indicated Value	409,888 152.89 Per SqFt
Agland Value	
Site Improvements	
Total Value	409,888 152.89 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.34	Total Misc Impr	+ 15,404
Roofing Adj	+ 4.50	Garage Cost	+ 33,674
Subfloor Adj	+ -2.93	Total RCN	= 383,479
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 15,339
Plumbing Adj	+ 8.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 368,140
Adj Base Cost	= 124.73	Lot Value	+ 41,748
Total Area	x 2,681	Indicated Value	= 409,888
Adjusted Cost	= 334,401	Value Per SqFt	152.89

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150696	17x9		153	28.99		4,435
PRCH	Slab Porch - Covered	150697	79		79	29.28		2,313
PRCH	Slab Porch - Covered	150698	76		76	29.29		2,226
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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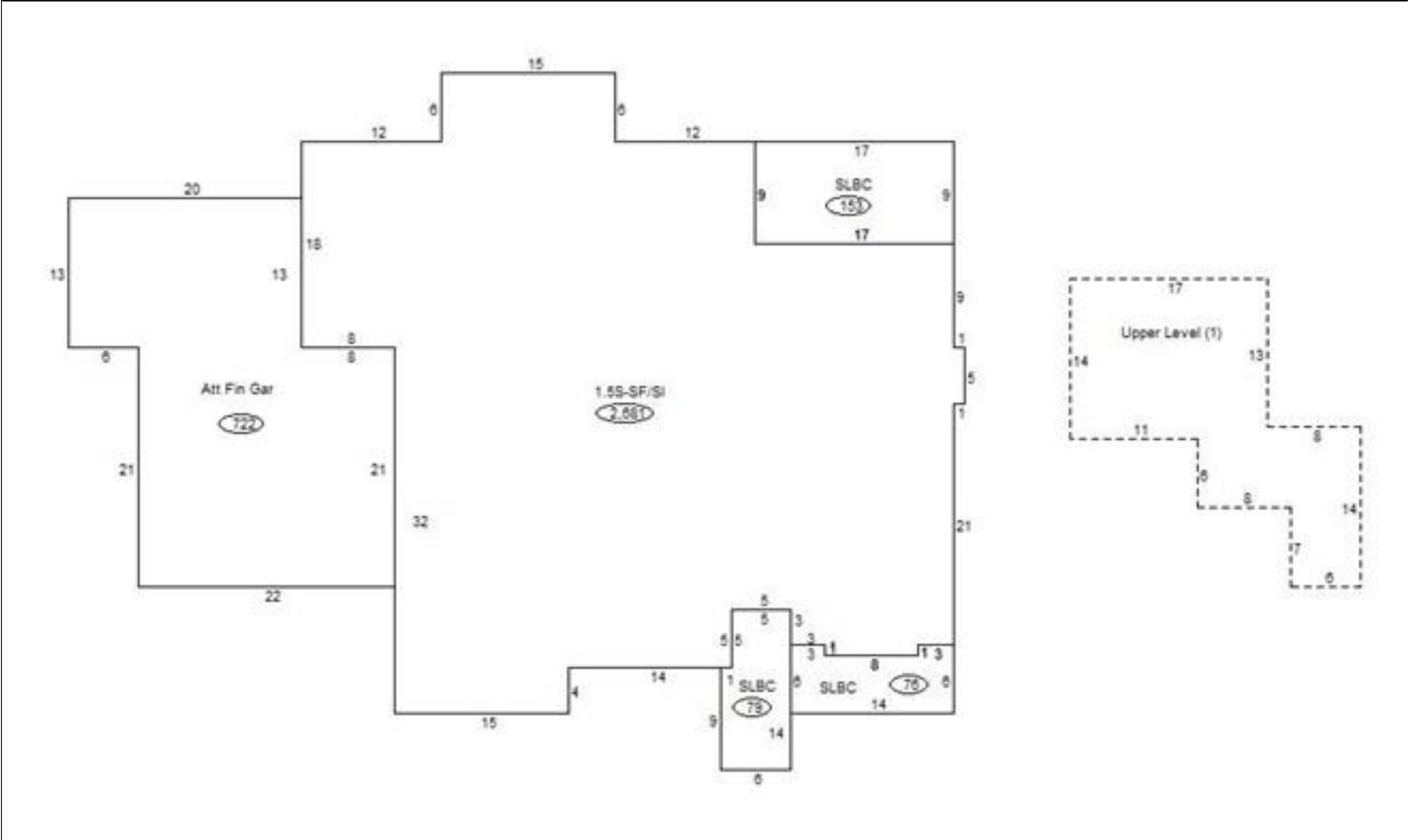
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Sketch Image

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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	1.5S-SF/SI	2,309	1.161	2,681
2	G	5		13	Att Fin Gar	722	1.000	722
3	M	PRCH		13	SLBC	153	1.000	153
4	M	PRCH		13	SLBC	79	1.000	79
5	M	PRCH		13	SLBC	76	1.000	76
6	U	^UL		13	Upper Level (1)	372	1.000	372
Total Building Area						2,309		2,681