



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 660085469 Parcel ID 000000-00-0-00199-004-0002 Cadastral ID 32-22-15-03450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 342516 LYON, EDWARD L & JANET S 18900 S HICKORY PL CLAREMORE OK 74019-0000 Parcel Location Situs 18900 S HICKORY PL Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0002 / 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 (25)\IMG_0035.JPG 7/26/2022</p> | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.33756603 -95.73980480 | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 2 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>WP 2017 05 11R18-NEW POOL</td> <td></td> <td>05/2017</td> <td>11/2017</td> <td>33,000</td> </tr> <tr> <td>R2015 06 18 R16-NEW 3250 SQ FT SFR</td> <td></td> <td>08/2015</td> <td>12/2015</td> <td>300,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | WP 2017 05 11R18-NEW POOL | | 05/2017 | 11/2017 | 33,000 | R2015 06 18 R16-NEW 3250 SQ FT SFR | | 08/2015 | 12/2015 | 300,000 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | |
| WP 2017 05 11R18-NEW POOL | | 05/2017 | 11/2017 | 33,000 | | | | | | | | | | | | | | | | | | | | |
| R2015 06 18 R16-NEW 3250 SQ FT SFR | | 08/2015 | 12/2015 | 300,000 | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | |
| | | | | | / | ZELLNER, RYAN N & | 09/05/2023 | 550,000 | YES | | | | | | | | | | | | | | | |
| | | | | | 2515/637 | SMALYGO PROPERTIES INC | 11/30/2015 | 379,000 | YES | | | | | | | | | | | | | | | |
| | | | | | 2475/783 | MUDDY BOTTOM RANCH LLC | 05/13/2015 | 20,000 | 17 | | | | | | | | | | | | | | | |
| | | | | | 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 | 2024 | | Land Value | 51,824 | 51,824 | 11% | 5,701 | Assessed | 64,326 | | | | | | | | | | | | | | | |
| Year Frozen | 0 | | Improvements | 532,946 | 532,946 | | 58,625 | Penalty | 0 | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 584,770 | 584,770 | | 64,326 | Total Taxable | 64,326 | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | |
| 2025 | 2025-660085469 | LYON, EDWARD L & | | | 28 | 567,656 | 0 | 62,443 | 7,038.00 | | | | | | | | | | | | | | | |
| 2024 | 2024-660085469 | LYON, EDWARD L & | | | 28 | 581,689 | 0 | 63,987 | 7,326.00 | | | | | | | | | | | | | | | |
| 2023 | 2023-660085469 | LYON, EDWARD L & | | | 28 | 516,143 | 0 | 51,754 | 5,829.00 | | | | | | | | | | | | | | | |
| 2022 | 2022-660085469 | ZELLNER, RYAN N & | | | 28 | 505,820 | 0 | 49,290 | 5,519.00 | | | | | | | | | | | | | | | |
| 2021 | 2021-660085469 | ZELLNER, RYAN N & | | | 28 | 426,751 | 0 | 46,943 | 5,327.00 | | | | | | | | | | | | | | | |
| 2020 | 2020-660085469 | ZELLNER, RYAN N & | | | 28 | 419,193 | 0 | 45,829 | 5,212.00 | | | | | | | | | | | | | | | |
| 2019 | 2019-660085469 | ZELLNER, RYAN N & | | | 28 | 396,788 | 0 | 43,647 | 4,915.00 | | | | | | | | | | | | | | | |
| 2018 | 2018-660085469 | ZELLNER, RYAN N & | | | 28 | 409,121 | 0 | 45,003 | 5,118.00 | | | | | | | | | | | | | | | |
| 2017 | 2017-660085469 | ZELLNER, RYAN N & | | | 28 | 392,039 | 0 | 43,124 | 4,835.00 | | | | | | | | | | | | | | | |
| 2016 | 2016-660085469 | ZELLNER, RYAN N & | | | 28 | 380,991 | 0 | 41,909 | 4,596.00 | | | | | | | | | | | | | | | |
| 2015 | 2015-660085469 | SMALYGO PROPERTIES INC | | | 28 | 20,000 | 0 | 2,200 | 243.00 | | | | | | | | | | | | | | | |
| 2014 | 2014-660085469 | MUDDY BOTTOM RANCH LLC | | | 28 | 20,000 | 0 | 2,200 | 237.00 | | | | | | | | | | | | | | | |
| 2013 | 2013-660085469 | 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 | 0.9518 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 41,459.00 x 1.25 = 51,824 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 51,824 | | |



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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 | 2,987 / 3,825 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,930 |
| Fixture/RghIn | 17 / |
| Bed/F/H Bath | 5 / 4.5 / |
| Basement Area | |
| Garage Type | 1,090 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2015 / 8 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 606,394 158.53 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 5 |
| Indicated Value | 556,090 Per SqFt |

Value Reconciliation

| | |
|-------------------|-------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 517,696 |
| Lot Value | 51,824 |
| Indicated Value | 569,520 148.89 Per SqFt |
| Agland Value | |
| Site Improvements | 15,250 |
| Total Value | 584,770 152.88 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 104.97 | Total Misc Impr | + 23,364 |
| Roofing Adj | + 4.70 | Garage Cost | + 52,767 |
| Subfloor Adj | + -3.35 | Total RCN | = 581,681 |
| Heat/Cool Adj | + 17.38 | Depreciation (11%) | - 63,985 |
| Plumbing Adj | + 8.47 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 517,696 |
| Adj Base Cost | = 132.17 | Lot Value | + 51,824 |
| Total Area | x 3,825 | Indicated Value | = 569,520 |
| Adjusted Cost | = 505,550 | Value Per SqFt | 148.89 |

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 |
| SHLT | STORM SHELTER | 0 | | 1 | 2016 | 0.00 | | |
| PRCH | SLAB PORCH - COVERED | 125169 | 5x5 | | 25 | 36.60 | | 915 |
| PRCH | SLAB PORCH - COVERED | 125170 | 18x13 | | 234 | 35.51 | | 8,309 |
| PRCH | SLAB PORCH - COVERED | 125171 | 17x7 | | 119 | 36.18 | | 4,305 |
| PATO | SLAB PORCH - OPEN | 125172 | 18x8 | | 144 | 14.68 | | 2,114 |



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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 2017 | Eff Age 7 | |
| | | Valuation Summary | Modifier Total | RCN | Depr (39% Phys/ % Func) | RCNLD |
| | | Base Cost (25,000.00 x 1) | 25,000 | 25,000 | 9,750 | 15,250 |