



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 660085470 Parcel ID 000000-00-0-00199-004-0003 Cadastral ID 32-22-15-03460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 323639 WARD, MICKEY & JAMIE TRUST 4021 W UTICA ST BROKEN ARROW OK 74011-0000 Parcel Location Situs 18930 S HICKORY PL Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0003 / 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_0033.JPG 7/26/2022</p>																			
Legal Description Lat/Long: 36.33702154 -95.73998632																								
LOT 3 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>P21 000009</td> <td>R22- NEW POOL</td> <td>02/2021</td> <td>12/2021</td> <td>54,000</td> </tr> <tr> <td>R18 000065</td> <td>R19-NEW 3405 SQ FT SFR</td> <td>03/2018</td> <td>09/2018</td> <td>365,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000009	R22- NEW POOL	02/2021	12/2021	54,000	R18 000065	R19-NEW 3405 SQ FT SFR	03/2018	09/2018	365,000
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P21 000009	R22- NEW POOL	02/2021	12/2021	54,000																				
R18 000065	R19-NEW 3405 SQ FT SFR	03/2018	09/2018	365,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					2686/919	MUDDY BOTTOM RANCH LLC	01/12/2018	27,500	YES															
					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	2019		Land Value	48,556	45,878	11%	5,047	Assessed	58,762	6,622.36														
Year Frozen	0		Improvements	503,072	488,315		53,715	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00														
TIF Project ID	0		Total Value	551,628	534,193		58,762	Total Taxable	58,762	6,622.00														
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660085470	WARD, MICKEY & JAMIE			28	534,332	0	55,963	6,307.00															
2024	2024-660085470	WARD, MICKEY & JAMIE			28	542,655	0	53,298	6,102.00															
2023	2023-660085470	WARD, MICKEY & JAMIE			28	499,028	0	50,760	5,717.00															
2022	2022-660085470	WARD, MICHAEL & JAMIE			28	493,219	0	48,343	5,413.00															
2021	2021-660085470	WARD, MICHAEL & JAMIE			28	399,614	0	43,958	4,989.00															
2020	2020-660085470	WARD, MICHAEL & JAMIE			28	391,403	0	42,810	4,869.00															
2019	2019-660085470	WARD, MICHAEL & JAMIE			28	370,647	0	40,771	4,591.00															
2018	2018-660085470	WARD, MICHAEL & JAMIE			28	20,000	0	2,200	250.00															
2017	2017-660085470	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	246.00															
2016	2016-660085470	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	241.00															
2015	2015-660085470	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	243.00															
2014	2014-660085470	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	237.00															
2013	2013-660085470	MUDDY BOTTOM RANCH LLC			28	20,000	0	2,200	236.00															




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8918 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 38,845.00 x 1.25 = 48,556 Factor Value Adjustments 1.0000 Lot Value 48,556		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (25)\IMG_0033.JPG 7/26/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,395 / 3,251
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,395
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	743 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	530,037	163.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	497,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.21	Total Misc Impr	+	30,598			
Roofing Adj	+ 4.59	Garage Cost	+	35,969			
Subfloor Adj	+ -3.40	Total RCN	=	506,460			
Heat/Cool Adj	+ 17.38	Depreciation (6%)	-	30,388			
Plumbing Adj	+ 10.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	476,072			
Adj Base Cost	= 135.31	Lot Value	+	48,556			
Total Area	x 3,251	Indicated Value	=	524,628			
Adjusted Cost	= 439,893	Value Per SqFt		161.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	476,072		
Lot Value	48,556		
Indicated Value	524,628	161.37	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	551,628	169.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138215	50		50	36.50		1,825
PRCH	SLAB PORCH - COVERED	138216	574		574	34.29		19,682
PATO	SLAB PORCH - OPEN	138217	15x6		90	15.22		1,370
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,721.18		7,721



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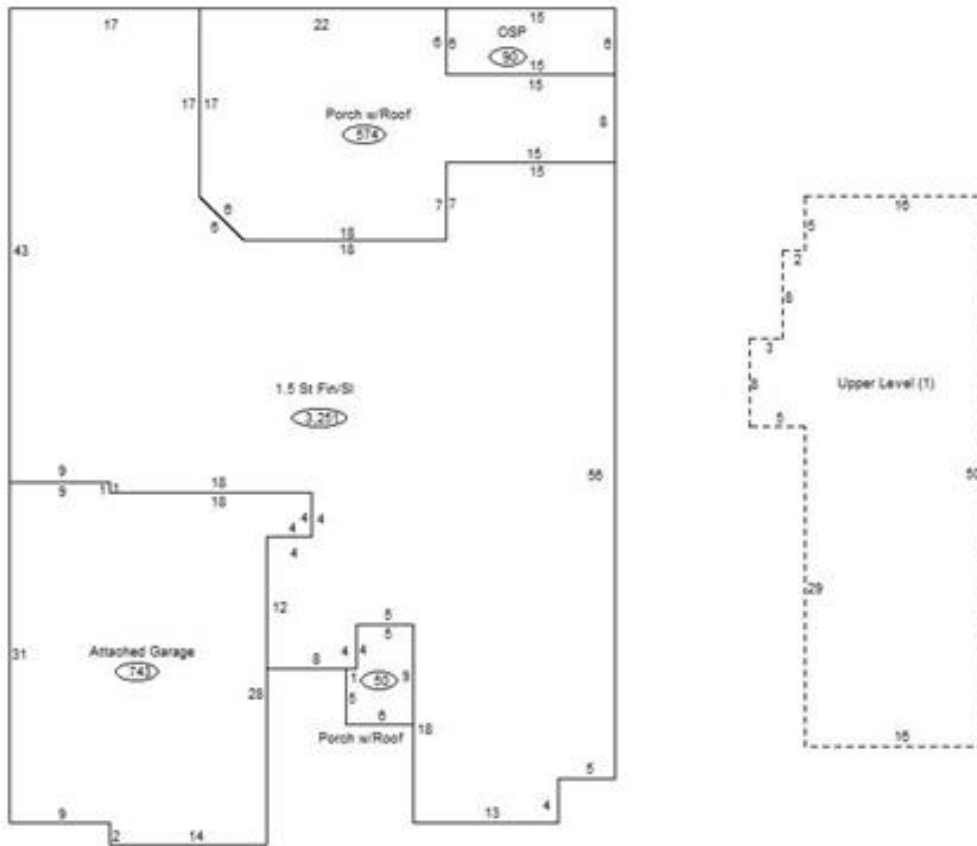
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Sketch Image

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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	1.5 St Fin/Sl	2,395	1.357	3,251
2	G	1		13	Attached Garage	743	1.000	743
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	574	1.000	574
5	M	PATO		13	Open Slab	90	1.000	90
6	U	^UL		13	Upper Level (1)	856	1.000	856
Total Building Area						2,395		3,251



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2022	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000