



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:01:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085471 Parcel ID 000000-00-0-00199-004-0004 Cadastral ID 32-22-15-03470 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 347065 SPIES, JACOB R & SIERRA D H 18960 S HICKORY PL CLAREMORE OK 74019-0000 Parcel Location Situs 18960 S HICKORY PL Subdivision HICKORY HOLLOW AT TRAILS END RANCH Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>660085471_001.JPG 4/14/2025</p>																																																																																																																				
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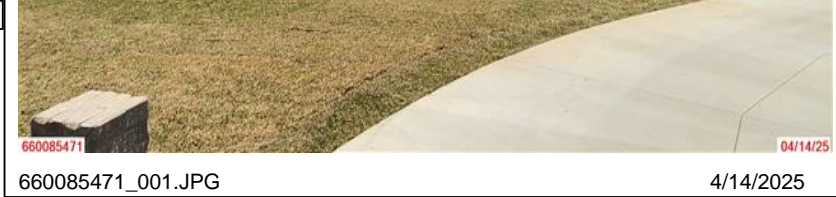
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 Time 08:01:48
 Page 2

Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9685 Topography Street Access Utilities Amenities 0 0 Method Square-Foot Base Lot Value 42,188.00 x 1.25 = 52,735 Factor Value Adjustments 1.3667 Lot Value 72,073		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,261 / 3,003
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,261
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	747 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.29	Total Misc Impr	+ 25,360				
Roofing Adj	+ 4.73	Garage Cost	+ 45,320				
Subfloor Adj	+ -3.48	Total RCN	= 464,824				
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 4,648				
Plumbing Adj	+ 8.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 460,176				
Adj Base Cost	= 131.25	Lot Value	+ 72,073				
Total Area	x 3,003	Indicated Value	= 532,249				
Adjusted Cost	= 394,144	Value Per SqFt	177.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	460,176		
Lot Value	72,073		
Indicated Value	532,249	177.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	532,249	177.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171981	218		218	35.58		7,756
PATC	Patio - Covered	171982	20x10		200	24.48		4,896
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit		1	2025	1	4,987.18		4,987



Rogers

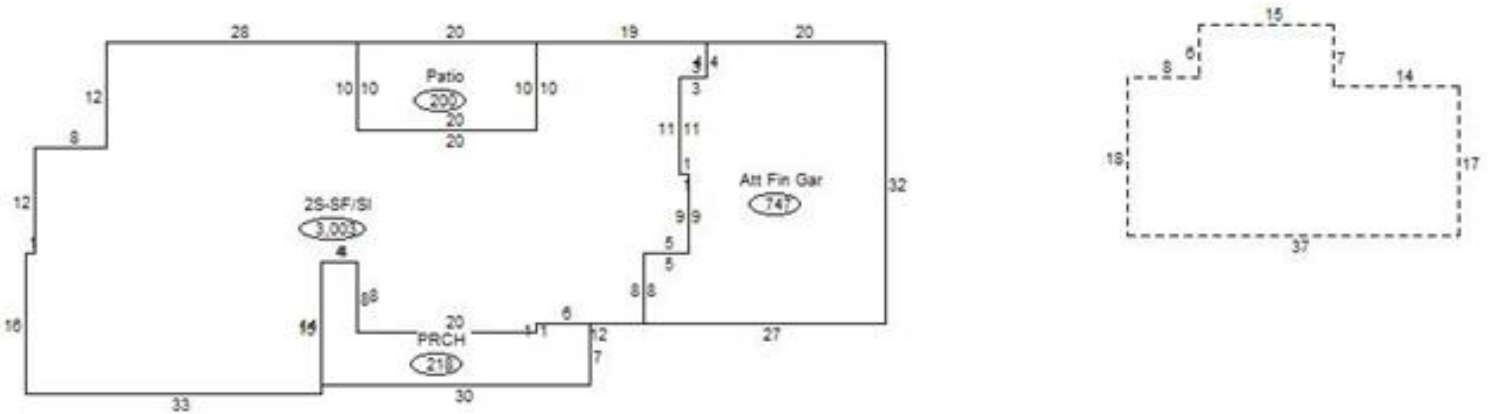
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 Page 3

Sketch Image

660085471



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2S-SF/Sl	2,261	1.328	3,003
2	U	^UL		20	Upper Level (1)	742	1.000	742
3	G	5		20	Att Fin Gar	747	1.000	747
4	M	PRCH		20	PRCH	218	1.000	218
5	M	PATC		20	Patio	200	1.000	200
Total Building Area						2,261		3,003