



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:01:55  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660085477 <b>Parcel ID</b> 000000-00-0-00199-004-0010 <b>Cadastral ID</b> 32-22-15-03530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 327187 MESTAS, KEITH & RACHEL  9015 N 156TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 05258 E HICKORY MEADOW DR <b>Subdivision</b> HICKORY HOLLOW AT TRAILS END RANCH <b>Lot/Block</b> 0010 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 32 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33673645 -95.73543277																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9023 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 39,306.00 x 1.25 = 49,133 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 49,133		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	5.5 - Very Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Veneer, Stone
<b>Base/Total Area</b>	3,520 / 5,170
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,520
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	5 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,342 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2022 / 3



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	906,004	175.24	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	112.33	<b>Total Misc Impr</b>	+	39,948			
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+	109,829			
<b>Subfloor Adj</b>	+ -4.38	<b>Total RCN</b>	=	864,736			
<b>Heat/Cool Adj</b>	+ 20.10	<b>Depreciation ( 2%)</b>	-	17,295			
<b>Plumbing Adj</b>	+ 5.58	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	847,441			
<b>Adj Base Cost</b>	= 138.29	<b>Lot Value</b>	+	49,133			
<b>Total Area</b>	x 5,170	<b>Indicated Value</b>	=	896,574			
<b>Adjusted Cost</b>	= 714,959	<b>Value Per SqFt</b>		173.42			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	847,441		
<b>Lot Value</b>	49,133		
<b>Indicated Value</b>	896,574	173.42	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	896,574	173.42	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	155341	507		507	43.32	21,963
PRCH	Slab Porch - Covered	155342	218		218	44.62	9,727
FPPF	Fireplace - Prefabricated			1	1	8,258.46	8,258



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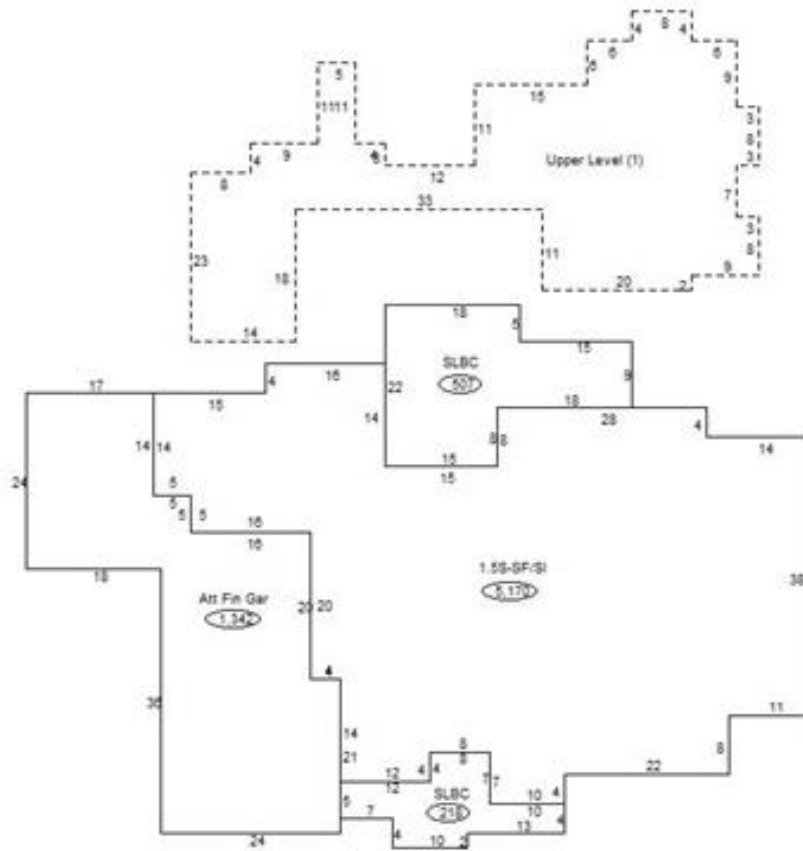
Date 04/18/2026

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Sketch Image

660085477



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/Sl	3,520	1.469	5,170
2	G	5		20	Att Fin Gar	1,342	1.000	1,342
3	M	PRCH		20	SLBC	507	1.000	507
4	M	PRCH		20	SLBC	218	1.000	218
5	U	^UL		20	Upper Level (1)	1,650	1.000	1,650
<b>Total Building Area</b>						<b>3,520</b>		<b>5,170</b>