



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 660092145 Parcel ID 22N14E-36-3-00000-000-0000 Cadastral ID 36-22-14-00293 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 303803 THURMAN, JAKE & HEATHER 18444 HOBBS CREEK TRAIL COLLINSVILLE OK 74021-0000 Parcel Location Situs 18444 E HOBBS CREEK TRL Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 36 / 22 / 14 / 3 Neighborhood 4010 - 22-14 School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\C\Users\TS\Pictures\2016-05-24 05-24-2016\05-24-2016 5/24/2016</p>																																																																																																																				
Legal Description Lat/Long: 36.34669727 -95.76829920																																																																																																																									
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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,892 / 1,892
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,892
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	690 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.77	Total Misc Impr	+	18,485			
Roofing Adj	+ 4.76	Garage Cost	+	20,686			
Subfloor Adj	+ -2.25	Total RCN	=	289,142			
Heat/Cool Adj	+ 12.64	Depreciation (12%)	-	34,697			
Plumbing Adj	+ 8.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	254,445			
Adj Base Cost	= 132.12	Lot Value	+				
Total Area	x 1,892	Indicated Value	=	254,445			
Adjusted Cost	= 249,971	Value Per SqFt		134.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,445		
Lot Value			
Indicated Value	254,445	134.48	Per SqFt
Agland Value	180		
Site Improvements	62,085		
Total Value	316,710	167.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	111850		65	65	26.73		1,737
PRCH	SLAB PORCH - COVERED	111851	22x16		352	25.83		9,092
PATO	SLAB PORCH - OPEN	111852	16x12		192	10.63		2,041



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x38x10	Concrete	Formed Metal	1,900
	Qual	4	Cond 4	Year 2020	Eff Age 4	
	Valuation Summary Base Cost (32.16 x 1,900) 61,104		Modifier Total	RCN 61,104	Depr (7% Phys/ % Func) 4,277	RCNLD 56,827
	LNT0	LEAN TO - ATTACHED	50x12x10	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (12.70 x 600) 7,620		Modifier Total	RCN 7,620	Depr (31% Phys/ % Func) 2,362	RCNLD 5,258



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			5.000	36	36	180	180
NTV PST Totals						5.000			180	180
Total Agland						5.000			180	180