




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 660094433 Parcel ID 22N14E-36-2-00000-000-0001 Cadastral ID 36-22-14-00243 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 313975 DAWSON, KELLY 12915 HOBBS CREEK DR COLLINSVILLE OK 74021-0000 Parcel Location Situs 12915 N HOBBS CREEK DR Subdivision Lot/Block / Parcel Size 1.93 - Acres Sec/Twn/Rng 36 / 22 / 14 / 2 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: 36.34151292 -95.76242066																																																										
N 255' NW SW NE SE.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
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Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	No	1,000		2441/104	SUMNER, RANDALL T	11/25/2014	170,000	YES																																																	
					2280/788	MORGAN, STEVEN A & JENA L	10/18/2012	159,500	YES																																																	
					2255/595	MORGAN, STEVEN A & JENA L	07/05/2012	0	4																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>112.698</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2015</td> <td>Land Value</td> <td>80,839</td> <td>49,053</td> <td>11%</td> <td>5,396</td> <td>Assessed</td> <td>28,448</td> <td>3,206.03</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>219,741</td> <td>209,563</td> <td> </td> <td>23,052</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>300,580</td> <td>258,616</td> <td> </td> <td>28,448</td> <td>Total Taxable</td> <td>28,448</td> <td>3,206.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2015	Land Value	80,839	49,053	11%	5,396	Assessed	28,448	3,206.03	Year Frozen	0	Improvements	219,741	209,563		23,052	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	300,580	258,616		28,448	Total Taxable	28,448	3,206.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660094433	DAWSON, KELLY	28	316,781	0	27,093	3,054.00																																																			
2024	2024-660094433	DAWSON, KELLY	28	290,003	0	25,803	2,954.00																																																			
2023	2023-660094433	DAWSON, KELLY	28	231,261	0	24,574	2,768.00																																																			
2022	2022-660094433	DAWSON, KELLY	28	229,382	0	23,404	2,620.00																																																			
2021	2021-660094433	DAWSON, KELLY	28	202,634	0	22,290	2,529.00																																																			
2020	2020-660094433	DAWSON, KELLY	28	199,493	0	21,449	2,439.00																																																			
2019	2019-660094433	DAWSON, KELLY	28	185,708	0	20,428	2,301.00																																																			
2018	2018-660094433	DAWSON, KELLY	28	189,374	0	20,831	2,368.00																																																			
2017	2017-660094433	DAWSON, KELLY	28	187,443	0	20,615	2,311.00																																																			
2016	2016-660094433	DAWSON, KELLY	28	178,483	0	19,634	2,153.00																																																			
2015	2015-660094433	DAWSON, KELLY	28	172,987	0	19,029	2,109.00																																																			
2014	2014-660094433	SUMNER, RANDALL T	28	158,688	1000	16,456	1,790.00																																																			
2013	2013-660094433	SUMNER, RANDALL T	28	158,688	1000	16,456	1,786.00																																																			



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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	84,159.00 x .96 = 80,839		
Factor Value			
Adjustments	1.0000		
Lot Value	80,839		



Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,128 / 1,856
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,128
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	2003 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	242,476 130.64 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	205,620
Lot Value	80,839
Indicated Value	286,459 154.34 Per SqFt
Agland Value	
Site Improvements	14,121
Total Value	300,580 161.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.36	Total Misc Impr	+ 2,955
Roofing Adj	+ 3.25	Garage Cost	+ 18,200
Subfloor Adj	+ -1.53	Total RCN	= 247,735
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 42,115
Plumbing Adj	+ 8.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,620
Adj Base Cost	= 122.08	Lot Value	+ 80,839
Total Area	x 1,856	Indicated Value	= 286,459
Adjusted Cost	= 226,580	Value Per SqFt	154.34

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	93676	10x9		90	11.48		1,033
PRCH	SLAB PORCH - COVERED	93677	18x4		72	26.70		1,922



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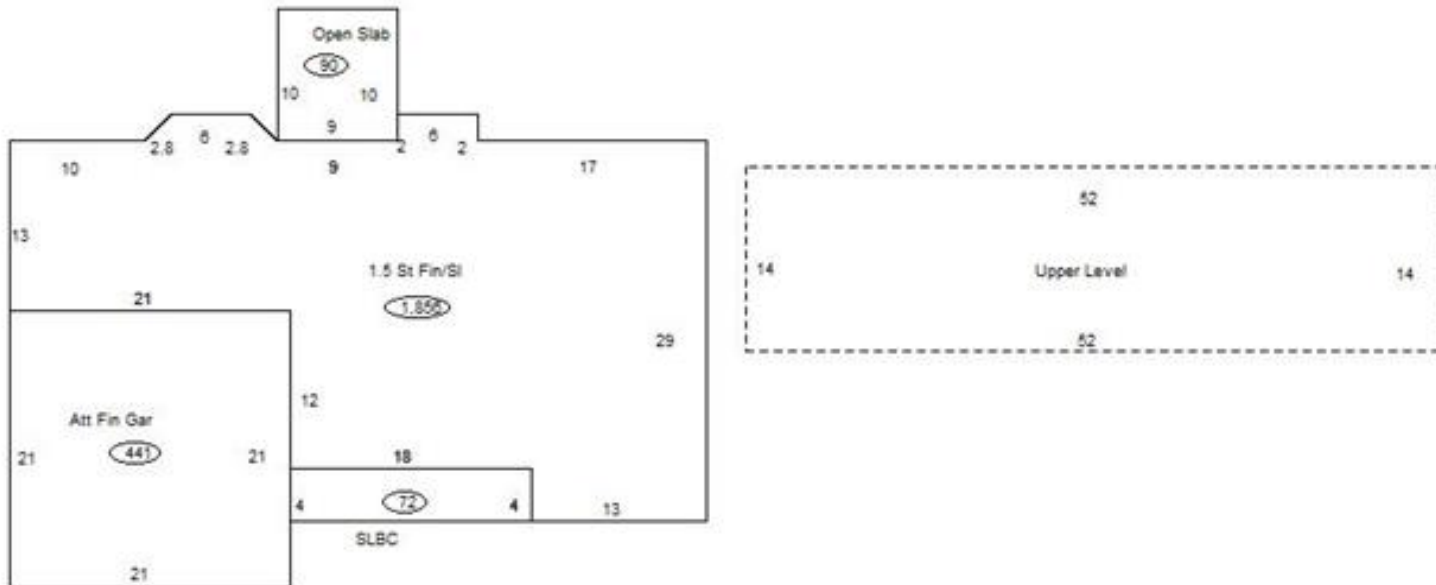
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Sketch Image

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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/SI	1,128	1.645	1,856
2	U	^UL	Overhang	13	Upper Level	728	1.000	728
3	G	5		13	Att Fin Gar	441	1.000	441
4	M	PATO		13	Open Slab	90	1.000	90
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,128		1,856



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE FAIR	24x30x10	Concrete	Composition Shingle	720
	Qual 3	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (27.24 x 720)		19,613	19,613	5,492		14,121