



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	660001200								
Parcel ID	000000-00-0-00603-002-0003								
Cadastral ID	02-20-15-05670								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	340608								
SWINEFORD, ANDREW & RUTH									
25756 S MELODY RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25756 S MELODY RD								
Subdivision	PONDCREEK AMD								
Lot/Block	0003 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 15 / 5								
Neighborhood	1116 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23821780 -95.67920650									
Building Permits									
LOT 3 BLOCK 2 PONDCREEK AMD									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	MILLINGTON, MICHAEL ANDREW &	01/11/2023	410,000	YES
					/	BRUMLEY, MARK NATHANIEL &	09/14/2021	390,000	YES
					2470/1	BOLES, JIMMY R	04/20/2015	248,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2024	Land Value	84,486	84,486	11%	Assessed	45,606	4,749.04	
Year Frozen	0	Improvements	353,843	330,112		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-87.00	
TIF Project ID	0	Total Value	438,329	414,598		Total Taxable	44,606	4,662.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001200	SWINEFORD, ANDREW & RUTH	80	402,523	1000	43,277	4,523.00		
2024	2024-660001200	SWINEFORD, ANDREW & RUTH	80	410,321	1000	44,135	4,241.00		
2023	2023-660001200	SWINEFORD, ANDREW & RUTH	80	390,000	1000	41,900	3,966.00		
2022	2022-660001200	MILLINGTON, MICHAEL ANDREW &	80	390,000	1000	41,900	4,037.00		
2021	2021-660001200	MILLINGTON, MICHAEL ANDREW &	80	267,539	29338		302.00		
2020	2020-660001200	BRUMLEY, MARK NATHANIEL &	80	262,919	28484		293.00		
2019	2019-660001200	BRUMLEY, MARK NATHANIEL &	80	251,403	27654		285.00		
2018	2018-660001200	BRUMLEY, MARK NATHANIEL &	80	256,727	28240		291.00		
2017	2017-660001200	BRUMLEY, MARK NATHANIEL &	80	254,003	27940		288.00		
2016	2016-660001200	BRUMLEY, MARK NATHANIEL &	80	247,450	27220		280.00		
2015	2015-660001200	BRUMLEY, NATHANIEL &	80	255,313	1000	26,316	2,551.00		
2014	2014-660001200	BOLES, JIMMY R	80	260,364	1000	25,521	2,342.00		
2013	2013-660001200	BOLES, JIMMY R	80	231,380	1000	23,441	2,230.00		



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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1591 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,489.00 x 1.28 = 64,449 Factor Value Adjustments 1.3109 Lot Value 84,486		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	2,973 / 2,973
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,973
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1978 / 21

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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	295,747	99.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	338,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.90	Total Misc Impr	+	33,756			
Roofing Adj	+ 4.38	Garage Cost	+	20,840			
Subfloor Adj	+ -2.07	Total RCN	=	418,253			
Heat/Cool Adj	+ 12.64	Depreciation (25%)	-	104,563			
Plumbing Adj	+ 7.47	Lump Sums	+	35,303			
Basement Adj	+ 0.00	RCNLD	=	348,993			
Adj Base Cost	= 122.32	Lot Value	+	84,486			
Total Area	x 2,973	Indicated Value	=	433,479			
Adjusted Cost	= 363,657	Value Per SqFt		145.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	348,993		
Lot Value	84,486		
Indicated Value	433,479	145.81	Per SqFt
Agland Value			
Site Improvements	4,850		
Total Value	438,329	147.44	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	3161	16x8		128	26.53	3,396
EPSW	ENCLOSED PORCH - SOLID WALL	3162	348		348	67.94	23,643
PATO	SLAB PORCH - OPEN	3163	16x6		96	11.48	1,102
GRDT	Garage - Detached	179429	36x36		1,296	27.24	35,303



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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	1	Slab	10	1 St/SI	2,973	1.000	2,973
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	128	1.000	128
4	M	EPSW		10	EPSW	348	1.000	348
5	M	PATO		10	Open Slab	96	1.000	96
6	G	6		10	Det Fin Gar	1,296	1.000	1,296
Total Building Area						2,973		2,973



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288
	Qual	3	Cond 3	Year 2021	Eff Age 4	
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (20.79 x 288)		5,988		5,988	1,138	4,850