



# 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	660003595				<p>660003595_001.JPG 12/6/2025</p>				
Parcel ID	000000-00-0-50090-002-0003								
Cadastral ID	05-19-17-03800								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	328717								
SWENDROWSKI, STANLEY									
12 ROPING ST INOLA OK 74036-0000									
Parcel Location									
Situs	00012 ROPING ST								
Subdivision	MARTINS RANCH ACRES								
Lot/Block	0003 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1206 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.14878607 -95.52232841									
Building Permits									
LOT 3 BLOCK 2 MARTINS RANCH ACRES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
HV	Veteran	Yes	999,999	21,058	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000		/	CATON, GRADY B &	08/30/2019	166,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2020	Land Value	74,110	60,127	11%	6,614	Assessed	21,058 1,685.90	
Year Frozen	2006	Improvements	132,837	131,308		14,444	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	21,058 -1,686.00	
TIF Project ID	0	Total Value	206,947	191,435		21,058	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003595	SWENDROWSKI, STANLEY			19	201,594	20444		.00
2024	2024-660003595	SWENDROWSKI, STANLEY			19	209,994	19849		.00
2023	2023-660003595	SWENDROWSKI, STANLEY			19	180,094	19271		.00
2022	2022-660003595	SWENDROWSKI, STANLEY			19	171,687	1000	17,710	1,436.00
2021	2021-660003595	SWENDROWSKI, STANLEY			19	165,136	0	18,165	1,456.00
2020	2020-660003595	SWENDROWSKI, STANLEY			19	165,548	0	18,210	1,471.00
2019	2019-660003595	SWENDROWSKI, STANLEY			19	119,858	0	10,620	877.00
2018	2018-660003595	CATON, GRADY B &			19	125,278	0	10,114	844.00
2017	2017-660003595	CATON, GRADY B &			19	123,939	0	9,632	810.00
2016	2016-660003595	CATON, GRADY B &			19	121,090	0	9,174	781.00
2015	2015-660003595	CATON, GRADY B &			19	120,016	0	8,737	758.00
2014	2014-660003595	CATON, GRADY B &			19	131,247	1000	7,737	695.00
2013	2013-660003595	CATON, GRADY B &			19	126,030	1000	7,737	652.00



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Lot Data		Square-Foot - NBHD 1206 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.897		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	39,073.00 x 1.90 = 74,110		
Factor Value			
Adjustments	1.0000		
Lot Value	74,110		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1972 / 41

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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	172,206	115.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,570 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.00	Total Misc Impr	+ 12,023
Roofing Adj	+ 4.51	Garage Cost	+ 16,646
Subfloor Adj	+ -1.16	Total RCN	= 224,742
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 110,124
Plumbing Adj	+ 9.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,618
Adj Base Cost	= 131.24	Lot Value	+ 74,110
Total Area	x 1,494	Indicated Value	= 188,728
Adjusted Cost	= 196,073	Value Per SqFt	126.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,618		
Lot Value	74,110		
Indicated Value	188,728	126.32	Per SqFt
Agland Value			
Site Improvements	18,219		
Total Value	206,947	138.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	8840		54		54	24.10	1,301
PRCH	SLAB PORCH - COVERED	119452	24x10			240	23.44	5,626



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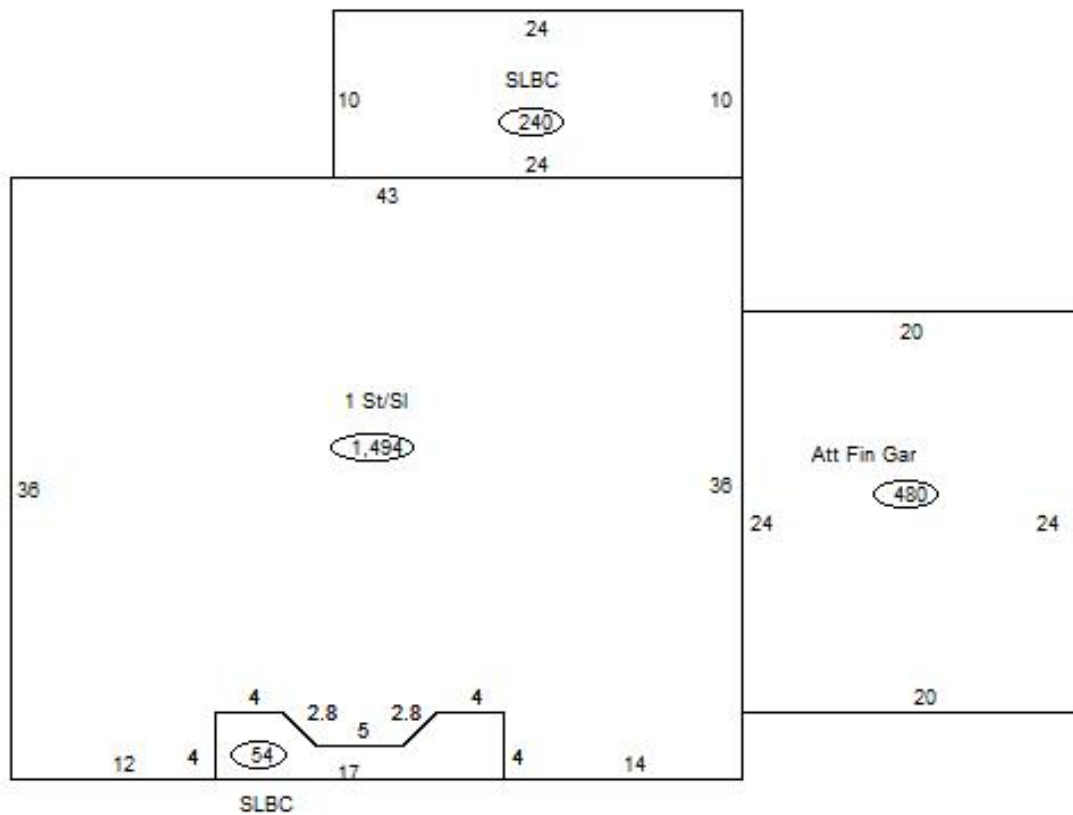
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	480	1.000	480
2	M	PRCH		13	SLBC	54	1.000	54
3	R	1	Slab	13	1 St/SI	1,494	1.000	1,494
4	M	PRCH		13	SLBC	240	1.000	240
<b>Total Building Area</b>						1,494		1,494



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground VINYL	16x34x0	Base		544	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (51.15 x 544)	27,826		27,826	12,243	15,583
	SHDS	Shed - Small	16x18x8	Concrete	Composition Shingle	288	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.95 x 288)	4,882		4,882	2,246	2,636