



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 660004499 Parcel ID 21N17E-05-3-00000-000-0000 Cadastral ID 05-21-17-03100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 272160 SWITALA, TIMOTHY CHARLES & PAMELA KAY 19652 COTTRELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 19652 S COTTRELL DR Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 5 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS | | | | | <p>\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-30\IMG_ 3/30/2021</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.32692500 -95.52123843 | | | | | | | | | | | | | | | | | | | |
| NE SE NW SW LESS S 15' & E 15' NW SE NW SW | | | | | 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | 1190/745 856/129 | SPOHR, GERALD K & | 08/27/1999 | 94,500 59,700 | Yes No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 93.050 | Current Tax | | | | | | | | | | |
| Remove Cap | 2000 | | Land Value 47,980 | 35,466 | 11% | 3,901 | Assessed | 16,311 | 1,517.74 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 114,671 | 112,816 | | 12,410 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -83.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 162,651 | 148,282 | | 16,311 | Total Taxable | 15,311 | 1,435.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 160,785 | 1000 | 14,837 | 1,390.00 | | | | | | | | | | |
| 2024 | 2024-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 175,561 | 1000 | 14,375 | 1,446.00 | | | | | | | | | | |
| 2023 | 2023-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 165,717 | 1000 | 13,927 | 1,399.00 | | | | | | | | | | |
| 2022 | 2022-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 132,872 | 1000 | 13,492 | 1,354.00 | | | | | | | | | | |
| 2021 | 2021-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 134,169 | 1000 | 13,070 | 1,334.00 | | | | | | | | | | |
| 2020 | 2020-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 130,923 | 1000 | 12,661 | 1,250.00 | | | | | | | | | | |
| 2019 | 2019-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 120,569 | 1000 | 12,262 | 1,234.00 | | | | | | | | | | |
| 2018 | 2018-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 126,294 | 1000 | 12,892 | 1,299.00 | | | | | | | | | | |
| 2017 | 2017-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 125,355 | 1000 | 12,789 | 1,222.00 | | | | | | | | | | |
| 2016 | 2016-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 122,303 | 1000 | 12,453 | 1,237.00 | | | | | | | | | | |
| 2015 | 2015-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 120,180 | 1000 | 12,220 | 1,204.00 | | | | | | | | | | |
| 2014 | 2014-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 121,132 | 1000 | 11,878 | 1,148.00 | | | | | | | | | | |
| 2013 | 2013-660004499 | SWITALA, TIMOTHY CHARLES & | | | 93 | 114,574 | 1000 | 11,503 | 1,127.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 2117 #1 | | Primary Image | | | | |
|-----------------------------------|---|----------------------------|----------------------|---------------|-------|-----------|------|--------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | 2.5 | | | | | | | |
| Non-Ag Acres | 2.6838 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | 0 | | | | | | |
| | | 0 | | | | | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 116,908.00 x .41 = 47,980 | | | | | | | |
| Factor Value | | | | | | | | |
| Adjustments | 1.0000 | | | | | | | |
| Lot Value | 47,980 | | | | | | | |
| Residential Data | | | | | | | | |
| Type | 1 Single Family Residence | | | | | | | |
| Condition | 3 - Average | | | | | | | |
| Quality | 2.5 - Fair | | | | | | | |
| Architecture | | | | | | | | |
| Style | 100% One Story | | | | | | | |
| Exterior Wall | 90% Veneer, Masonry 10% Frame, Siding, Wood | | | | | | | |
| Base/Total Area | 1,236 / 1,236 | | | | | | | |
| Style | 100% One Story | | | | | | | |
| HVAC | 100% Warmed & Cooled Air | | | | | | | |
| Roof Cover | 1 Composition Shingle | | | | | | | |
| Area on Slab | 1,236 | | | | | | | |
| Fixture/RghIn | 11 / | | | | | | | |
| Bed/F/H Bath | 3 / 2.0 / | | | | | | | |
| Basement Area | | | | | | | | |
| Garage Type | 520 Attached Garage - Unfinished | | | | | | | |
| Remodel | | | | | | | | |
| Year/Eff Age | 1981 / 34 | | | | | | | |
| Cost Approach | | | | | | | | |
| Manual : 01/2025 | | | | | | | | |
| Base Cost | 108,54 | Total Misc Impr | + | 23,139 | | | | |
| Roofing Adj | + 4.62 | Garage Cost | + | 14,160 | | | | |
| Subfloor Adj | + -1.19 | Total RCN | = | 203,961 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (44%) | - | 89,743 | | | | |
| Plumbing Adj | + 11.40 | Lump Sums | + | 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = | 114,218 | | | | |
| Adj Base Cost | = 134.84 | Lot Value | + | 47,980 | | | | |
| Total Area | x 1,236 | Indicated Value | = | 162,198 | | | | |
| Adjusted Cost | = 166,662 | Value Per SqFt | | 131.23 | | | | |
| GRM Approach | | | | | | | | |
| GRM Code | | | | | | | | |
| Gross Rent | 0.00 | | | | | | | |
| Indicated Value | | | | | | | | |
| Multiple Regression | | | | | | | | |
| MRA Code | 1 Test | | | | | | | |
| Adusted R | 0.8445 | | | | | | | |
| Indicated Value | 150,433 | 121.71 | Per SqFt | | | | | |
| Direct Comparables | | | | | | | | |
| Selection Model | 1 Res | | | | | | | |
| Adjustment Model | A2 AO Test | | | | | | | |
| Comparables | | | | | | | | |
| Indicated Value | | | | | | | | |
| Value Reconciliation | | | | | | | | |
| Selected Approach | Cost Approach | | | | | | | |
| Improvements | 114,218 | | | | | | | |
| Lot Value | 47,980 | | | | | | | |
| Indicated Value | 162,198 | 131.23 | Per SqFt | | | | | |
| Agland Value | | | | | | | | |
| Site Improvements | 453 | | | | | | | |
| Total Value | 162,651 | 131.59 | 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 | 5,095.98 | | 5,096 |
| PRCH | SLAB PORCH - COVERED | 11669 | 106 | | 106 | 23.93 | | 2,537 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 11670 | 252 | | 252 | 61.53 | | 15,506 |

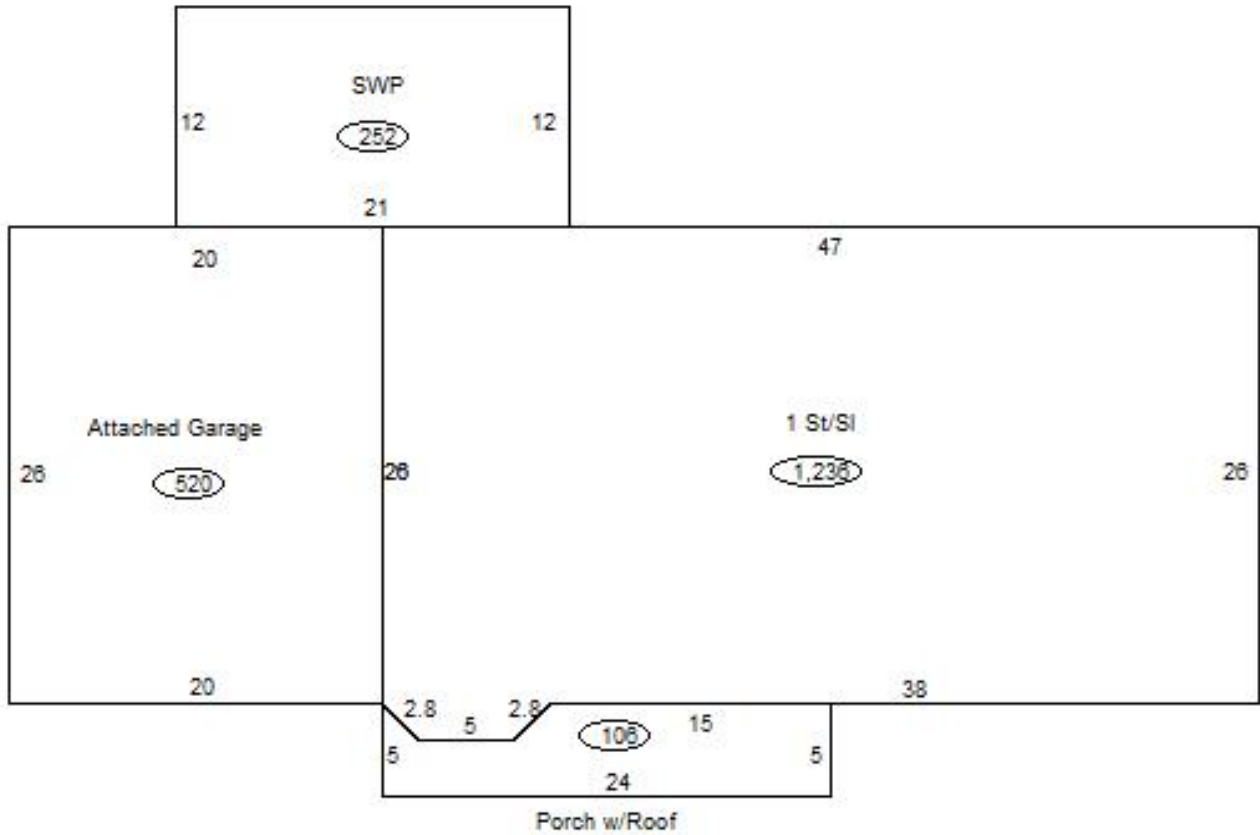


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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,236 | 1.000 | 1,236 |
| 2 | G | 1 | | 13 | Attached Garage | 520 | 1.000 | 520 |
| 3 | M | PRCH | | 13 | SLBC | 106 | 1.000 | 106 |
| 4 | M | EPSW | | 13 | EPSW | 252 | 1.000 | 252 |
| Total Building Area | | | | | | 1,236 | | 1,236 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|---|-------------|-----------------------|------------|---------------------------------|--------------|
|  | BARN | BARN | 0x0x0 | | | 432 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary Base Cost (10.48 x 432) 4,527 | | Modifier Total | RCN | Depr (90% Phys/ % Func) | RCNLD |
|  | STF | STG FAIR | 0x0x0 | | | |
| | Qual 2 | Cond | Year | Eff Age | | |
| | Valuation Summary Base Cost (4.68 x) | | Modifier Total | RCN | Depr (100% Phys/ % Func) | RCNLD |