



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:00:48
Page 1

Assessment Data					Primary Image														
Account 660012185 Parcel ID 000000-00-0-00663-001-0004 Cadastral ID 11-22-17-03030 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 44354 SWAIN, JOHN R & ANGELA M TRUSTS 14211 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14211 S 4230 RD Subdivision RED BUD HILLS Lot/Block 0004 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 11 / 22 / 17 / 5 Neighborhood 1098 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/14/2020</p>														
Legal Description Lat/Long: 36.40572618 -95.46928990																			
LOTS 4 & 5 BLOCK 1 RED BUD HILLS					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					
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	838/178			62,500	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax											
Remove Cap	0	Land Value	189,246	173,528	11%	19,088	Assessed	48,734	4,954.30										
Year Frozen	2022	Improvements	293,914	269,503		29,646	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	483,160	443,031		48,734	Total Taxable	47,734	4,866.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660012185	SWAIN, JOHN R &	70	276,264	1000	22,589	2,309.00												
2024	2024-660012185	SWAIN, JOHN R &	70	283,070	1000	22,588	2,368.00												
2023	2023-660012185	SWAIN, JOHN R &	70	218,487	1000	22,588	2,368.00												
2022	2022-660012185	SWAIN, JOHN R &	70	218,478	1000	22,588	2,378.00												
2021	2021-660012185	SWAIN, JOHN R &	70	228,466	1000	21,901	2,246.00												
2020	2020-660012185	SWAIN, JOHN R &	70	227,295	1000	21,234	2,265.00												
2019	2019-660012185	SWAIN, JOHN R &	70	216,943	1000	20,587	2,203.00												
2018	2018-660012185	SWAIN, JOHN R &	70	222,678	1000	19,958	2,097.00												
2017	2017-660012185	SWAIN, JOHN R &	70	220,968	1000	19,347	2,039.00												
2016	2016-660012185	SWAIN, JOHN R &	70	215,705	1000	18,755	2,046.00												
2015	2015-660012185	SWAIN, JOHN R &	70	210,698	1000	18,179	1,966.00												
2014	2014-660012185	SWAIN, JOHN R &	70	216,210	1000	17,621	1,879.00												
2013	2013-660012185	SWAIN, JOHN R &	70	203,443	1000	17,079	1,781.00												



Rogers

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Date 04/16/2026
 Time 23:00:48
 Page 2

Lot Data		Square-Foot - NBHD 1098 #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	870,000.00 x .22 = 189,246	
Factor Value		
Adjustments	1.0000	
Lot Value	189,246	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,400
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,453	98.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.89	Total Misc Impr	+	19,245			
Roofing Adj	+ 3.97	Garage Cost	+	21,833			
Subfloor Adj	+ -1.09	Total RCN	=	307,718			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	135,396			
Plumbing Adj	+ 5.86	Lump Sums	+	7,412			
Basement Adj	+ 0.00	RCNLD	=	179,734			
Adj Base Cost	= 111.10	Lot Value	+	189,246			
Total Area	x 2,400	Indicated Value	=	368,980			
Adjusted Cost	= 266,640	Value Per SqFt		153.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,734		
Lot Value	189,246		
Indicated Value	368,980	153.74	Per SqFt
Agland Value			
Site Improvements	2,436		
Total Value	371,416	154.76	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	29214	24x8		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	29215	31x4		124	23.86		2,959
PRCH	SLAB PORCH - COVERED	29217	286		286	23.29		6,661
WODO	WOOD DECK - OPEN	29218	578		578	16.03	20%	7,412



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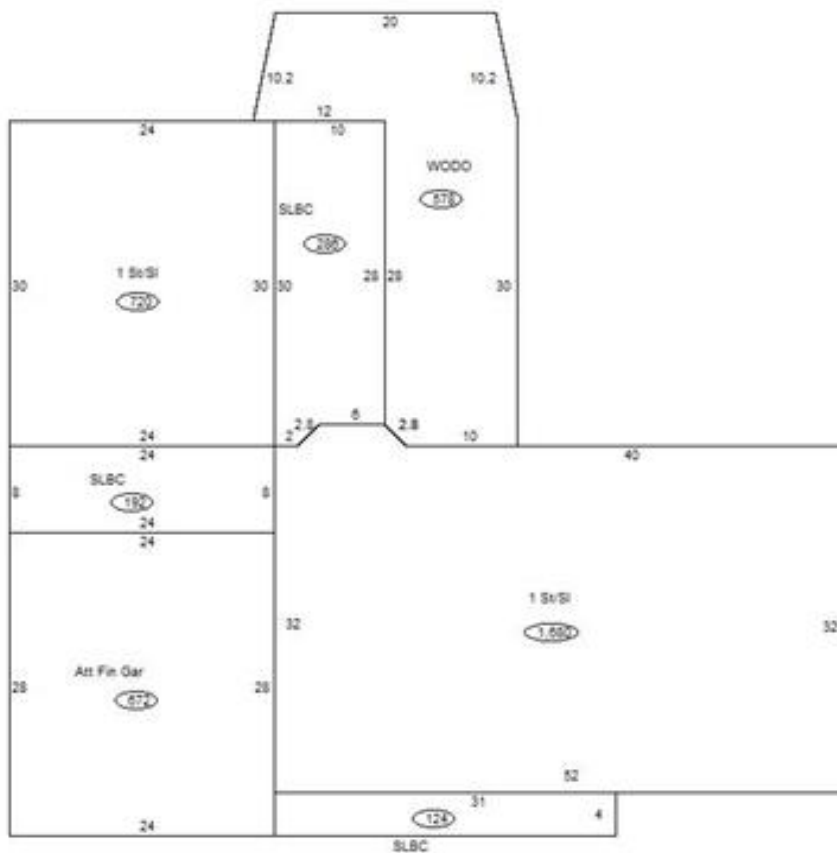
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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:00:48
 Page 3

Sketch Image

660012185



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,680	1.000	1,680
2	G	5		10	Att Fin Gar	672	1.000	672
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	124	1.000	124
5	R	1	Slab	10	1 St/SI	720	1.000	720
6	M	PRCH		10	SLBC	286	1.000	286
7	M	WODO		10	WODO	578	1.000	578
Total Building Area						2,400		2,400



Rogers

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Date 04/16/2026
Time 23:00:48
Page 4

660012185

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	24x12x8	Dirt	Galvanized Metal	288
	Qual 2	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (12.00 x 288) 3,456			3,456 1,797	1,659

	SHDS	Shed - Small	12x10x8	Dirt	Formed Metal	120
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (15.80 x 120) 1,896			1,896 1,119	777



Rogers

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Date 04/16/2026
 Time 23:00:48
 Page 5

Lot Data Units-Buildable - RED BUD HILLS (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 70 x 28
Condition	4 - Good
Quality	4.5 - Good
Architecture	3DW EXCP DWIDE MH - VGOOD
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,960 / 1,960
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 16

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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	264,838	135.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.33	Total Misc Impr	+	0			
Roofing Adj	+ 3.70	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	210,837			
Heat/Cool Adj	+ 3.29	Depreciation (47%)	-	99,093			
Plumbing Adj	+ 5.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,744			
Adj Base Cost	= 107.57	Lot Value	+				
Total Area	x 1,960	Indicated Value	=	111,744			
Adjusted Cost	= 210,837	Value Per SqFt		57.01			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,744		
Lot Value			
Indicated Value	111,744	57.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	111,744	57.01	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers

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Date 04/16/2026

Time 23:00:48

Page 6

Sketch Image

660012185



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,960	1.000	1,960
Total Building Area						1,960		1,960