



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 660014304 Parcel ID 000000-00-0-00378-001-0003 Cadastral ID 15-21-14-02030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315767 SWINFORD, CURTIS 9936 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09936 N 149TH E AVE Subdivision HIGHLAND TERRACE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-30\IMG_0063.JPG 8/31/2022</p>														
Legal Description Lat/Long: 36.29941901 -95.80745498																			
LOT 3 BLOCK 1 HIGHLAND TERRACE					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	2488/516	DWIGGINS, AMY D	06/18/2015	170,000	YES										
H	Homestead	No	1,000		2488/513	PARKER, JERRY D &	06/18/2015	0	4										
					1759/915	GODFREY, WAYNE T &	03/16/2006	160,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2016		Land Value	58,653	44,072	11%	4,848	Assessed	20,387										
Year Frozen	0		Improvements	141,258	141,258		15,539	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	199,911	185,330		20,387	Total Taxable	19,387										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014304	SWINFORD, CURTIS			3	198,090	1000	18,793	1,841.00										
2024	2024-660014304	SWINFORD, CURTIS			3	225,289	1000	18,217	1,750.00										
2023	2023-660014304	SWINFORD, CURTIS			3	201,672	1000	17,656	1,655.00										
2022	2022-660014304	SWINFORD, CURTIS			3	164,666	1000	17,113	1,677.00										
2021	2021-660014304	SWINFORD, CURTIS			3	173,250	1000	18,058	1,747.00										
2020	2020-660014304	SWINFORD, CURTIS			3	172,365	1000	17,585	1,699.00										
2019	2019-660014304	SWINFORD, CURTIS			3	164,037	1000	17,044	1,648.00										
2018	2018-660014304	SWINFORD, CURTIS			3	176,356	1000	18,399	1,713.00										
2017	2017-660014304	SWINFORD, CURTIS			3	174,526	1000	18,198	1,712.00										
2016	2016-660014304	SWINFORD, CURTIS			3	170,562	1000	17,762	1,672.00										
2015	2015-660014304	SWINFORD, CURTIS			3	168,832	1000	17,572	1,666.00										
2014	2014-660014304	PARKER, JERRY D &			3	171,917	1000	17,588	1,684.00										
2013	2013-660014304	PARKER, JERRY D &			3	164,059	1000	17,046	1,597.00										



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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0775		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,935.00 x 1.25 = 58,653		
Factor Value			
Adjustments	1.0000		
Lot Value	58,653		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,828 / 1,828
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,828
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	187,592	102.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	223,500 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.58	Total Misc Impr	+ 13,879
Roofing Adj	+ 4.35	Garage Cost	+ 14,325
Subfloor Adj	+ -1.15	Total RCN	= 256,613
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 120,608
Plumbing Adj	+ 7.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,005
Adj Base Cost	= 124.95	Lot Value	+ 58,653
Total Area	x 1,828	Indicated Value	= 194,658
Adjusted Cost	= 228,409	Value Per SqFt	106.49

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,005		
Lot Value	58,653		
Indicated Value	194,658	106.49	Per SqFt
Agland Value			
Site Improvements	5,253		
Total Value	199,911	109.36	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	34266		17x7	119	23.88		2,842
PRCH	SLAB PORCH - COVERED	34267		254	254	23.39		5,941



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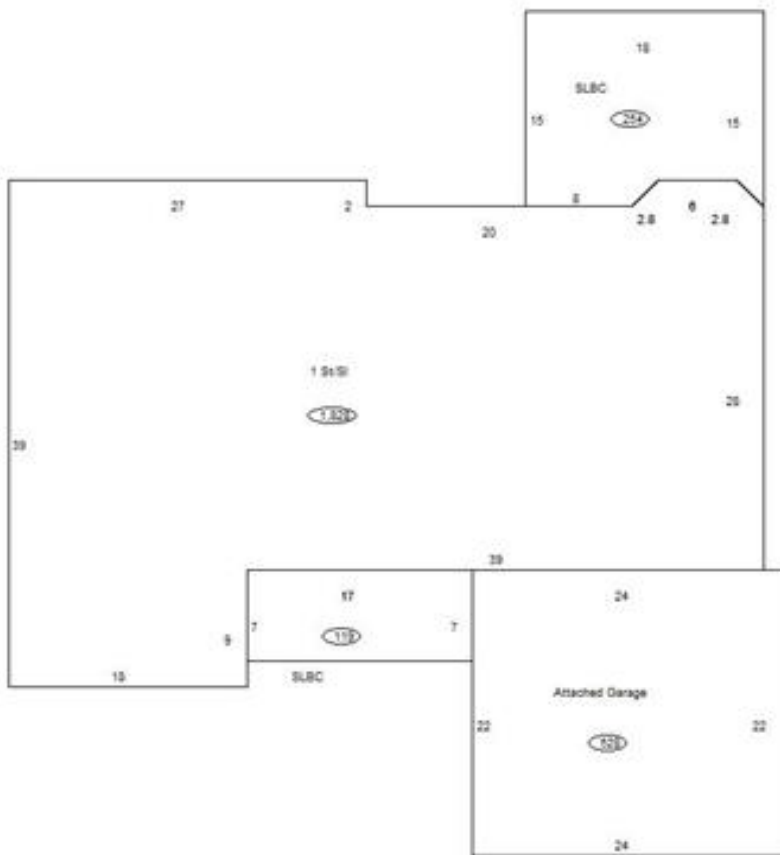
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,828	1.000	1,828
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	119	1.000	119
4	M	PRCH		10	SLBC	254	1.000	254
Total Building Area						1,828		1,828



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year 2002	Eff Age 18		
	Valuation Summary Base Cost (16.00 x 576) 9,216		Modifier Total	RCN 9,216	Depr (43% Phys/ % Func) 3,963	RCNLD 5,253
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (100% Phys/ % Func) 25,000	RCNLD