



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 660017427 Parcel ID 000000-00-0-00681-001-0017 Cadastral ID 19-20-16-01360 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 305327 SWEITZER, BRIAN 10205 E PORT RD CATOOSA OK 74015-0000 Parcel Location Situs 10205 E PORT RD Subdivision RIVER PORT RANCH Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 20 / 16 / 5 Neighborhood 1101 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660017427 10/31/25</p> <p>660017427_001.JPG 11/5/2025</p>																													
Legal Description Lat/Long: 36.19277754 -95.65148572																																		
LOT 17 BLOCK 1 RIVER PORT RANCH					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	2187/437	FLORES, JEANNIE L	07/27/2011	160,000	11																									
					2187/435	HOUSTON, JEANNIE	06/16/2011	0	4																									
					1239/803	HOUSTON, MICHAEL W &--JEANNIE L	06/29/2000	0	No																									
					1074/365	DUPRE, MARY E TRUSTEE	07/22/1997	14,000	No																									
					969/860	DUNN ASSOCIATES, AN OK--GENERAL	09/26/1994	0	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	99.860	Current Tax																									
Remove Cap	0	Land Value	59,631	41,849	11%	4,603	Assessed	24,057	2,402.33																									
Year Frozen	0	Improvements	197,106	176,852		19,454	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00																									
TIF Project ID	0	Total Value	256,737	218,701		24,057	Total Taxable	23,057	2,309.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660017427	SWEITZER, BRIAN			22	231,333	1000	22,356	2,239.00																									
2024	2024-660017427	SWEITZER, BRIAN			22	242,322	1000	21,676	2,120.00																									
2023	2023-660017427	SWEITZER, BRIAN			22	210,691	1000	21,016	1,978.00																									
2022	2022-660017427	SWEITZER, BRIAN			22	212,843	1000	20,375	1,924.00																									
2021	2021-660017427	SWEITZER, BRIAN			22	188,656	1000	19,752	1,883.00																									
2020	2020-660017427	SWEITZER, BRIAN			22	187,387	1000	19,203	1,840.00																									
2019	2019-660017427	SWEITZER, BRIAN			22	178,312	1000	18,614	1,804.00																									
2018	2018-660017427	SWEITZER, BRIAN			22	182,802	1000	19,108	1,842.00																									
2017	2017-660017427	SWEITZER, BRIAN			22	181,309	1000	18,944	1,851.00																									
2016	2016-660017427	SWEITZER, BRIAN			22	176,748	1000	18,442	1,776.00																									
2015	2015-660017427	SWEITZER, BRIAN			22	172,502	1000	17,919	1,734.00																									
2014	2014-660017427	SWEITZER, BRIAN			22	173,843	1000	17,368	1,700.00																									
2013	2013-660017427	SWEITZER, BRIAN			20	164,450	1000	16,833	1,507.00																									



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Lot Data	Square-Foot - NBHD 1101 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0316 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,935.00 x 1.33 = 59,631 Factor Value Adjustments 1.0000 Lot Value 59,631		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,788 / 1,788
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,788
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 220,588 123.37 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 227,940 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.01	Total Misc Impr	+ 10,408	Roofing Adj	+ 4.81	Garage Cost	+ 19,421
Subfloor Adj	+ -2.31	Total RCN	= 261,518	Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 67,995
Plumbing Adj	+ 9.43	Lump Sums	+ 2,508	Basement Adj	+ 0.00	RCNLD	= 196,031
Adj Base Cost	= 129.58	Lot Value	+ 59,631	Total Area	x 1,788	Indicated Value	= 255,662
		Value Per SqFt	142.99	Adjusted Cost	= 231,689		

Value Reconciliation
Selected Approach Cost Approach Improvements 196,031 Lot Value 59,631 Indicated Value 255,662 142.99 Per SqFt Agland Value Site Improvements 1,075 Total Value 256,737 143.59 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42188	26x6		156	26.44		4,125
WODO	WOOD DECK - OPEN	42189	12x12		144	24.88	30%	2,508
PRCH	SLAB PORCH - COVERED	42190	20x12		240	26.18		6,283

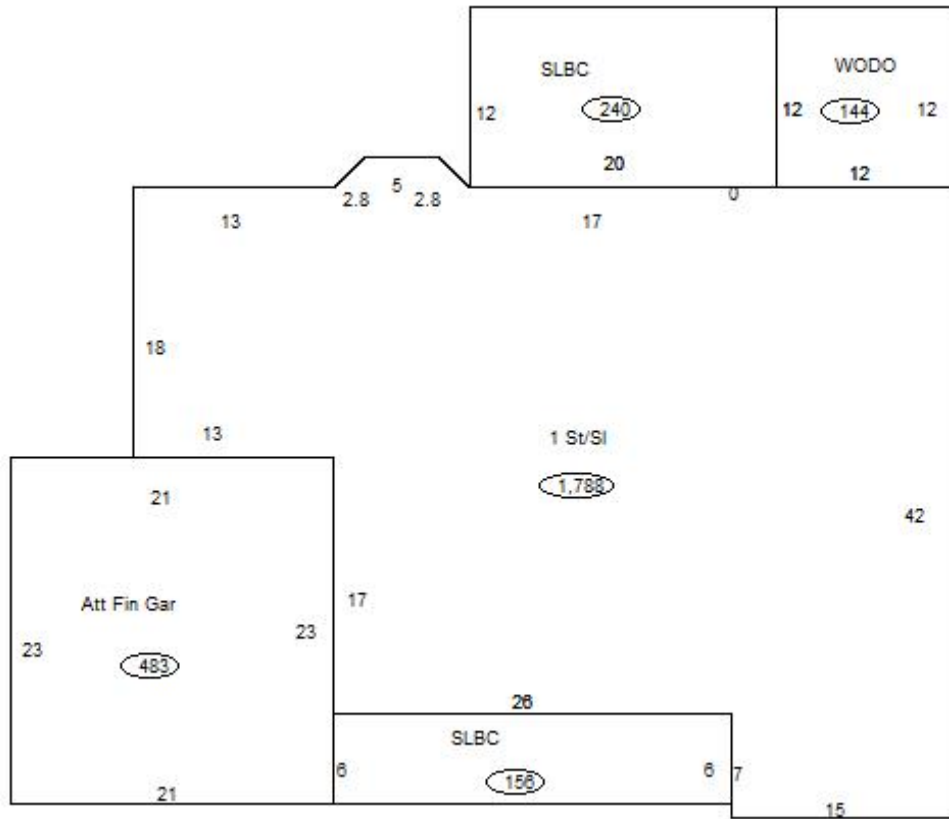


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Sketch Image

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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/SI	1,788	1.000	1,788
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	SLBC	156	1.000	156
4	M	WODO		13	WODO	144	1.000	144
5	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,788		1,788



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (24.87 x 80)	1,990		1,990	915	1,075