



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660027303 <b>Parcel ID</b> 000000-00-0-00831-009-0020 <b>Cadastral ID</b> 31-22-15-03850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 345283 SWOPE, DAVID  16052 E MARYLAND RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 18262 S RANCH RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0020 / 0009 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																							
<b>Legal Description</b> Lot/Long: 36.34461561 -95.74647004																																							
<b>Building Permits</b>					<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>R20 000409</td> <td>R21- NEW 30X40 DTCH ACC BLDG</td> <td>12/2020</td> <td>10/2020</td> <td>24,950</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000409	R21- NEW 30X40 DTCH ACC BLDG	12/2020	10/2020	24,950																				
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<b>Parcel Valuation</b>																																							
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	112.698	<b>Current Tax</b>																														
<b>Remove Cap</b>	2002	<b>Land Value</b>	61,944	42,159	11%	4,637	<b>Assessed</b>	24,192	2,726.39																														
<b>Year Frozen</b>	0	<b>Improvements</b>	190,871	177,770		19,555	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																														
<b>TIF Project ID</b>	0	<b>Total Value</b>	252,815	219,929		24,192	<b>Total Taxable</b>	24,192	2,726.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660027303	SWOPE, DAVID			28	241,345	0	23,041	2,597.00																														
2024	2024-660027303	SWOPE, DAVID			28	262,347	1000	20,943	2,412.00																														
2023	2023-660027303	PARKER, TONYA L			28	209,470	1000	20,304	2,301.00																														
2022	2022-660027303	PARKER, TONYA L			28	209,461	1000	19,684	2,218.00																														
2021	2021-660027303	PARKER, DOUGLAS W & TONYA L			28	189,984	1000	19,081	2,180.00																														
2020	2020-660027303	PARKER, DOUGLAS W & TONYA L			28	161,876	1000	16,468	1,887.00																														
2019	2019-660027303	PARKER, DOUGLAS W & TONYA L			28	154,173	1000	15,959	1,811.00																														
2018	2018-660027303	PARKER, DOUGLAS W & TONYA L			28	158,029	1000	15,809	1,812.00																														
2017	2017-660027303	PARKER, DOUGLAS W & TONYA L			28	156,759	1000	15,320	1,732.00																														
2016	2016-660027303	PARKER, DOUGLAS W & TONYA L			28	152,882	1000	14,844	1,642.00																														
2015	2015-660027303	PARKER, DOUGLAS W & TONYA L			28	143,960	1000	14,383	1,609.00																														
2014	2014-660027303	PARKER, DOUGLAS W & TONYA L			28	146,402	1000	13,935	1,518.00																														
2013	2013-660027303	PARKER, DOUGLAS W & TONYA L			28	137,829	1000	13,500	1,468.00																														



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 56210 <b>Non-Ag Acres</b> 1.2647 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 55,089.00 x 1.12 = 61,944 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 61,944		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	60% Veneer, Masonry 40% Frame, Siding, Wood
<b>Base/Total Area</b>	1,254 / 1,254
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,254
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	996 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 20



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	250,537	199.79	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	245,570 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	105.45	<b>Total Misc Impr</b>	+	9,739	
<b>Roofing Adj</b>	+ 4.60	<b>Garage Cost</b>	+	25,557	
<b>Subfloor Adj</b>	+ -1.18	<b>Total RCN</b>	=	200,285	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	-	50,071	
<b>Plumbing Adj</b>	+ 11.23	<b>Lump Sums</b>	+	4,468	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	154,682	
<b>Adj Base Cost</b>	= 131.57	<b>Lot Value</b>	+	61,944	
<b>Total Area</b>	x 1,254	<b>Indicated Value</b>	=	216,626	
<b>Adjusted Cost</b>	= 164,989	<b>Value Per SqFt</b>		172.75	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	154,682		
<b>Lot Value</b>	61,944		
<b>Indicated Value</b>	216,626	172.75	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	36,189		
<b>Total Value</b>	252,815	201.61	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	65925	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	65926	18x10		180	23.64		4,255
WODO	WOOD DECK - OPEN	65928	276		276	17.22	6%	4,468



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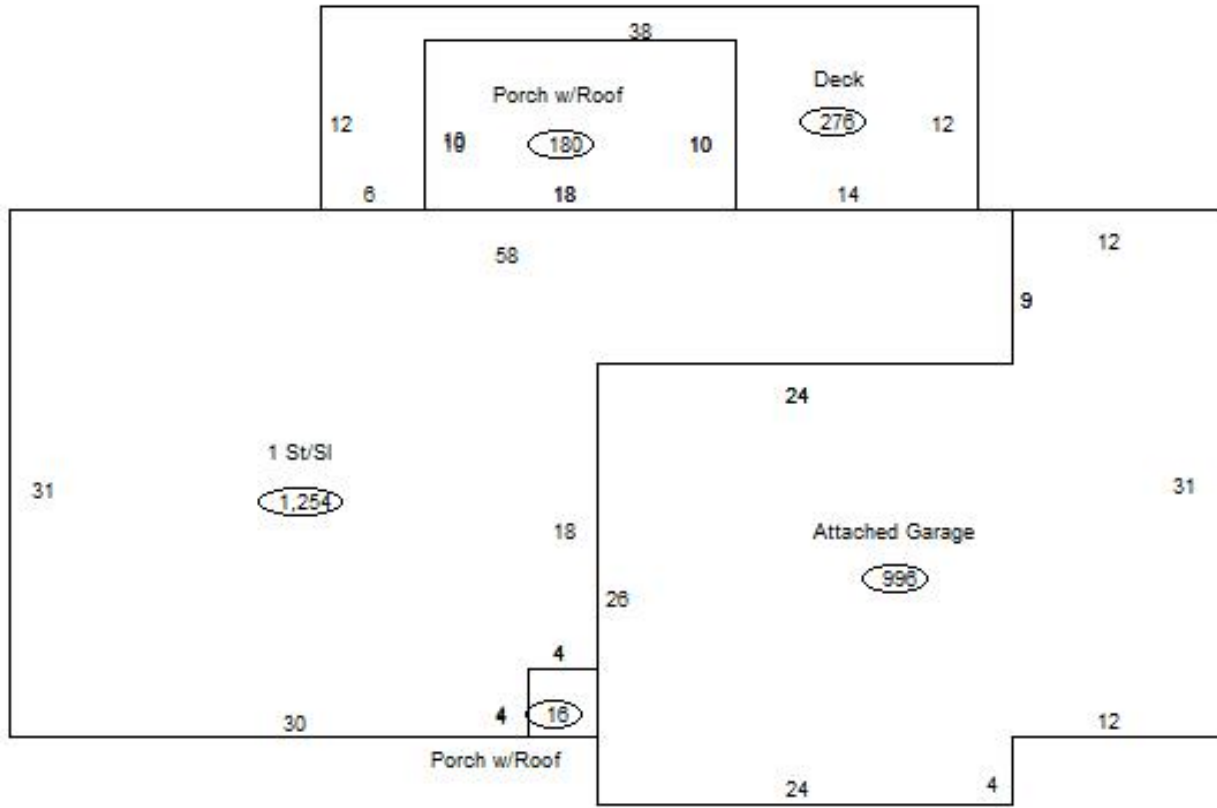
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,254	1.000	1,254
2	M	PRCH		13	SLBC	16	1.000	16
3	M	PRCH		13	SLBC	180	1.000	180
4	G	1		13	Attached Garage	996	1.000	996
5	M	WODO		13	WODO	276	1.000	276
<b>Total Building Area</b>						1,254		1,254



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	3	Cond 3	Year	2020	Eff Age 5
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.14 x 1,200)	39,768	39,768	3,579	36,189