



# 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	660093580										
Parcel ID	21N17E-02-3-00000-000-0000										
Cadastral ID	02-21-17-00230										
Property Type	REAL - Real Property										
Property Class	RA	VI Area	3								
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI										
Name ID	305063										
SWIFT, LANCE A & HANNAH L											
20717 E 480 RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs	20717 E 480 RD										
Subdivision											
Lot/Block	/	Parcel Size	29.23 - Acres								
Sec/Twn/Rng	2 / 21 / 17 / 3										
Neighborhood	2117 - UNPLATTED										
School District	S006 - SEQUOYAH SCHOOLS										
Legal Description Lat/Long: 36.32436786 -95.45725435											
TR IN SE DESC AS: BEG PT 756.5' W OF SE/C THEREOF; S89-54-47W 727.61' ALG S/LINE; N00-10-54W 1750'; N89-54-47E 727.61'; S00-10-54 E 1750' TO POB.											
Building Permits											
Number	Description	Opened	Closed	Amount							
R16	R16-NEW SHOP	09/2015	12/2015								
R12	R12-NEW SFR PER BANK	10/2011	10/2011								
Exemptions											
Code	Type	Active	Maximum	Exemption	Sale History						
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code		
					2464/328	FRAILEY, HANNAH LOUISE	04/02/2015	0	4		
					2162/635	ANDERSON, STANLEY D &	02/16/2011	0	4		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax			
Remove Cap	0	Land Value	3,576	3,576	11%	393	Assessed	24,448	2,403.73		
Year Frozen	0	Improvements	270,681	218,680		24,055	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00		
TIF Project ID	0	Total Value	274,257	222,256		24,448	Total Taxable	23,448	2,315.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660093580	SWIFT, LANCE A & HANNAH L	94	256,130	1000	22,736	2,245.00				
2024	2024-660093580	SWIFT, LANCE A & HANNAH L	94	244,153	1000	22,045	2,324.00				
2023	2023-660093580	SWIFT, LANCE A & HANNAH L	94	228,178	1000	21,373	2,298.00				
2022	2022-660093580	SWIFT, LANCE A & HANNAH L	94	228,642	1000	20,722	2,250.00				
2021	2021-660093580	SWIFT, LANCE A & HANNAH L	94	195,382	1000	20,089	2,109.00				
2020	2020-660093580	SWIFT, LANCE A & HANNAH L	94	191,910	1000	19,475	2,039.00				
2019	2019-660093580	SWIFT, LANCE A & HANNAH L	94	181,437	1000	18,879	1,949.00				
2018	2018-660093580	SWIFT, LANCE A & HANNAH L	94	184,640	1000	18,300	1,910.00				
2017	2017-660093580	SWIFT, LANCE A & HANNAH L	94	182,967	1000	17,738	1,827.00				
2016	2016-660093580	SWIFT, LANCE A & HANNAH L	94	177,661	1000	17,192	1,764.00				
2015	2015-660093580	SWIFT, LANCE A & HANNAH L	94	81,978	0	7,925	824.00				
2014	2014-660093580	FRAILEY, HANNAH LOUISE	94	83,935	0	7,695	787.00				
2013	2013-660093580	FRAILEY, HANNAH LOUISE	94	78,260	0	7,471	753.00				



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-2- 2/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	2,034 / 2,034
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,034
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2011 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	242,526
Lot Value	
Indicated Value	242,526 119.24 Per SqFt
Agland Value	3,576
Site Improvements	28,155
Total Value	274,257 134.84 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.73	Total Misc Impr	+ 9,490
Roofing Adj	+ 5.13	Garage Cost	+ 16,086
Subfloor Adj	+ -2.09	Total RCN	= 263,615
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 21,089
Plumbing Adj	+ 7.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 242,526
Adj Base Cost	= 117.03	Lot Value	+ 242,526
Total Area	x 2,034	Indicated Value	= 242,526
Adjusted Cost	= 238,039	Value Per SqFt	119.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
PRCH	SLAB PORCH - COVERED	125611	14x12		168	26.40		4,435
PRCH	SLAB PORCH - COVERED	125612	24x8		192	26.33		5,055



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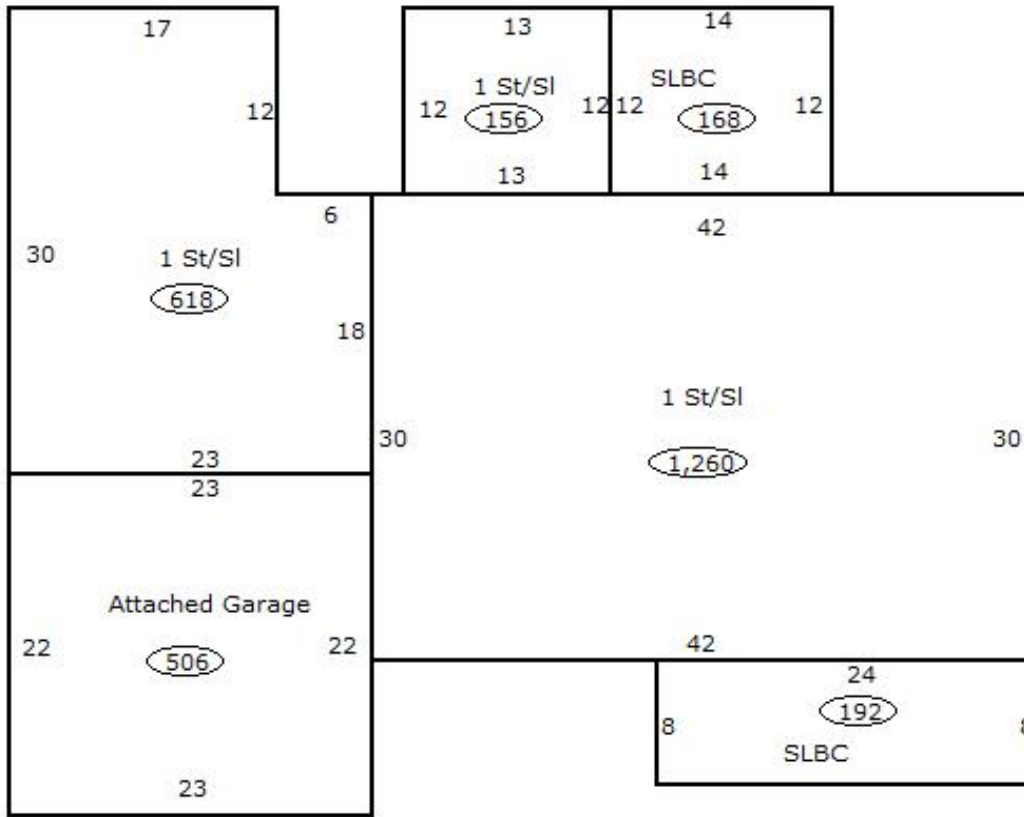
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### Sketch Image

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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	1,260	1.000	1,260
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	192	1.000	192
5	R	1	Slab	13	1 St/Sl	156	1.000	156
6	R	1	Slab	13	1 St/Sl	618	1.000	618
<b>Total Building Area</b>						2,034		2,034



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond	Year 2015	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.93 x 900)	29,637	29,637	1,482	28,155



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			29.210	122	122	3,575	3,575
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.020	72	72	1	1
<b>NTV PST Totals</b>						29.230			3,576	3,576
<b>Total Agland</b>						29.230			3,576	3,576