



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	660095295													
Parcel ID	21N16E-10-3-00000-000-0002													
Cadastral ID	10-21-16-15202													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	349243													
DUVALL, JOE LIVING TRUST														
PO BOX 2062 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	13665 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size 2 - Acres												
Sec/Twn/Rng	10 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.30799351 -95.58608491														
TR IN SW SE DESC AS: BEG PT 621' W & 75' N OF SW/C SE SE; TH S89-07-52W ALG HWY ROW 250'; N 348.48'; N89-07-52E 250'; S 348.48' TO POB.														
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					
					/	SWAN, CHRISTOPHER MARK	01/28/2026	200,000	21					
					2283/576	SWAN, HARLEY L JR &	11/06/2012	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax					
Remove Cap	2027		Land Value	245	245	11%	Assessed	1,319	109.54					
Year Frozen	0		Improvements	24,888	11,741		Penalty	0						
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00					
TIF Project ID	0		Total Value	25,133	11,986		Total Taxable	1,319	110.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660095295	SWAN, CHRISTOPHER MARK			5	22,244	0	1,280	106.00					
2024	2024-660095295	SWAN, CHRISTOPHER MARK			5	23,963	0	1,243	104.00					
2023	2023-660095295	SWAN, CHRISTOPHER MARK			5	21,056	0	1,207	101.00					
2022	2022-660095295	SWAN, CHRISTOPHER MARK			5	10,651	0	1,172	97.00					
2021	2021-660095295	SWAN, CHRISTOPHER MARK			5	17,357	0	1,875	159.00					
2020	2020-660095295	SWAN, CHRISTOPHER MARK			5	17,032	0	1,820	154.00					
2019	2019-660095295	SWAN, CHRISTOPHER MARK			5	16,065	0	1,767	153.00					
2018	2018-660095295	SWAN, CHRISTOPHER MARK			5	16,227	0	1,785	155.00					
2017	2017-660095295	SWAN, CHRISTOPHER MARK			5	16,070	0	1,764	144.00					
2016	2016-660095295	SWAN, CHRISTOPHER MARK			5	15,572	0	1,713	146.00					
2015	2015-660095295	SWAN, CHRISTOPHER MARK			5	27,330	0	3,006	254.00					
2014	2014-660095295	SWAN, CHRISTOPHER MARK			5	29,104	0	3,202	275.00					
2013	2013-660095295	SWAN, CHRISTOPHER MARK			5	28,729	0	3,160	275.00					



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,232 / 1,232
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-12-1\IMG_000! 12/1/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	85.04	Total Misc Impr	+ 1,304	Roofing Adj	+ 3.90	Garage Cost	+ 0
Subfloor Adj	+ 2.31	Total RCN	= 124,442	Heat/Cool Adj	+ 4.80	Depreciation (80%)	- 99,554
Plumbing Adj	+ 3.90	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 24,888
Adj Base Cost	= 99.95	Lot Value	+ 24,888	Total Area	x 1,232	Indicated Value	= 24,888
		Value Per SqFt	20.20	Adjusted Cost	= 123,138		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	24,888		
Lot Value			
Indicated Value	24,888	20.20	Per SqFt
Agland Value	245		
Site Improvements			
Total Value	25,133	20.40	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	107818	8x8		64	20.37	1,304



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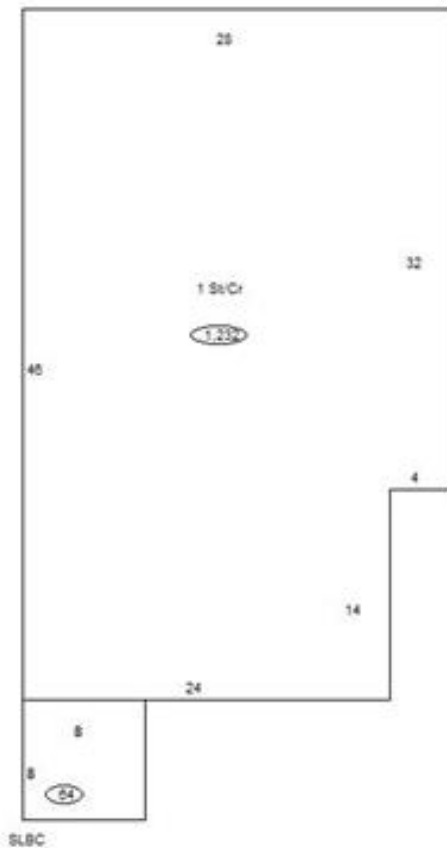
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,232	1.000	1,232
2	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,232		1,232



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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			2.000	122	122	245	245
NTV PST Totals						2.000			245	245
Total Agland						2.000			245	245