



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:58
Page 1

Assessment Data					Primary Image				
Account	660098422				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0627\IMG_0015. 6/27/2022</p>				
Parcel ID	21N15E-31-3-00674-002-0006								
Cadastral ID	31-21-15-00505								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	318673								
SWARR, JAMES C & LORRIE D									
19733 E 69TH PL N OWASSO OK 74055-0000									
Parcel Location									
Situs	19733 E 69TH PL N								
Subdivision	RIDGE, THE 2								
Lot/Block	0006 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	31 / 21 / 15 /								
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25493179 -95.75160652									
Building Permits									
LOT 6 BLOCK 2 RIDGE 2, THE									
Number	Description	Opened	Closed	Amount					
R2015 09 15	R17-NEW 2638 SQ FT SFR	01/2016	07/2016	210,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2558/424	EXECUTIVE HOMES LLC	06/14/2016	344,500	YES					
2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2017	Land Value	73,641	73,641	11%	8,101	Assessed	48,726	5,288.62
Year Frozen		Improvements	369,320	369,320		40,625	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	442,961	442,961		48,726	Total Taxable	47,726	5,191.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098422	SWARR, JAMES C & LORRIE D	7	431,949	1000	46,515	5,060.00		
2024	2024-660098422	SWARR, JAMES C & LORRIE D	7	461,560	0	47,214	5,210.00		
2023	2023-660098422	SWARR, JAMES C & LORRIE D	7	418,115	0	44,966	4,856.00		
2022	2022-660098422	SWARR, JAMES C & LORRIE D	7	392,407	0	42,825	4,808.00		
2021	2021-660098422	SWARR, JAMES C & LORRIE D	7	370,778	0	40,786	4,528.00		
2020	2020-660098422	SWARR, JAMES C & LORRIE D	7	364,759	0	40,035	4,439.00		
2019	2019-660098422	SWARR, JAMES C & LORRIE D	7	346,626	0	38,129	4,230.00		
2018	2018-660098422	SWARR, JAMES C & LORRIE D	7	347,606	0	38,237	4,105.00		
2017	2017-660098422	SWARR, JAMES C & LORRIE D	7	344,744	0	37,922	4,109.00		
2016	2016-660098422	SWARR, JAMES C & LORRIE D	7	539	0	59	7.00		



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Time 09:06:58
Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5635		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,547.00 x 3.00 = 73,641		
Factor Value			
Adjustments	1.0000		
Lot Value	73,641		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,638 / 2,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,638
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	844 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	375,342	142.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	470,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.06	Total Misc Impr	+ 19,730
Roofing Adj	+ 5.12	Garage Cost	+ 31,405
Subfloor Adj	+ -3.33	Total RCN	= 401,435
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 32,115
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 369,320
Adj Base Cost	= 132.79	Lot Value	+ 73,641
Total Area	x 2,638	Indicated Value	= 442,961
Adjusted Cost	= 350,300	Value Per SqFt	167.92

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	369,320		
Lot Value	73,641		
Indicated Value	442,961	167.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	442,961	167.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127678	42		42	29.40		1,235
PRCH	SLAB PORCH - COVERED	127679	21x14		294	28.49		8,376
PATO	SLAB PORCH - OPEN	140120	21x18		378	9.76		3,689
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1	2018	1	6,429.63		6,430



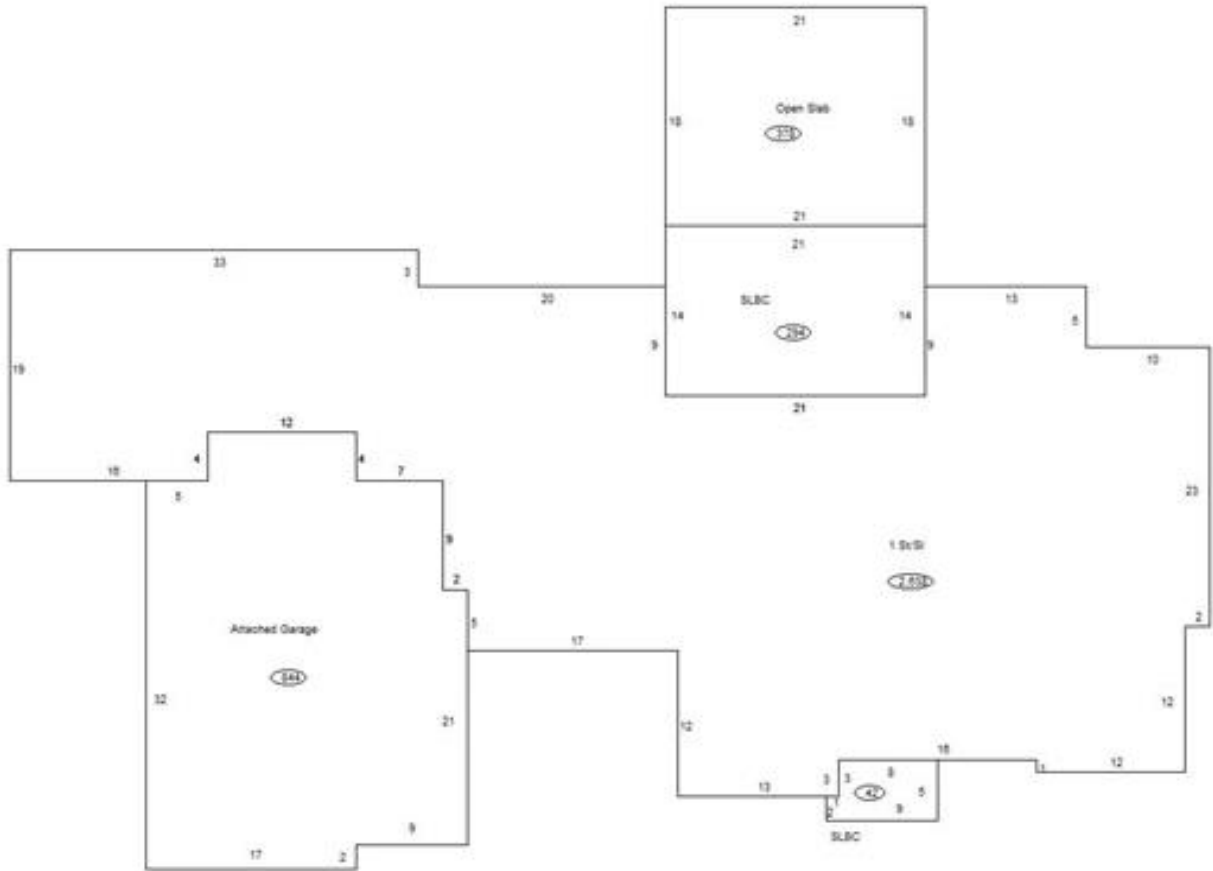
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Date 04/18/2026
 Time 09:06:58
 Page 3

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	2,638	1.000	2,638
2	G	1		10	Attached Garage	844	1.000	844
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	294	1.000	294
5	M	PATO		10	Open Slab	378	1.000	378
Total Building Area						2,638		2,638