



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:32:35
Page 1

Assessment Data					Primary Image				
Account	660100506								
Parcel ID	000000000-00-0005-001-0001								
Cadastral ID	07-21-16-13500								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	318512								
SWABO PROPERTIES LLC									
9715 E 480 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00609 S BRADY ST								
Subdivision	609 CENTER								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31063535 -95.63338774									
LOT 1 BLOCK 1 609 CENTER									
Building Permits									
Number	Description	Opened	Closed	Amount					
BLDPC-17-022	MIXED RETAIL WITH APARTMENTS OI	03/2017	01/2017						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	139,999	139,999	11%	15,400	Assessed	242,736	
Year Frozen		Improvements	4,018,837	2,066,691		227,336	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	4,158,836	2,206,690		242,736	Total Taxable	242,736	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100506	SWABO PROPERTIES LLC	17	3,979,431	0	231,178	21,368.00		
2024	2024-660100506	SWABO PROPERTIES LLC	17	3,243,852	0	213,699	19,750.00		
2023	2023-660100506	SWABO PROPERTIES LLC	17	3,023,773	0	203,523	18,643.00		
2022	2022-660100506	SWABO PROPERTIES LLC	17	3,020,868	0	193,832	17,943.00		
2021	2021-660100506	SWABO PROPERTIES LLC	17	1,678,197	0	184,602	16,300.00		
2020	2020-660100506	SWABO PROPERTIES LLC	17	1,678,668	0	184,654	16,909.00		
2019	2019-660100506	SWABO PROPERTIES LLC	17	1,678,127	0	179,801	16,653.00		
2018	2018-660100506	SWABO PROPERTIES LLC	17	1,556,715	0	171,239	15,822.00		



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 Time 09:32:35
 Page 2

Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 69,696.00 x .97 = 67,518</p> <p>Factor Value 0</p> <p>Adjustments 207.35%</p> <p>Lot Value 139,999</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 24,170</p> <p>Total Base Value 3,911,189</p> <p>Modifier Value</p> <p>Misc Improvements 127,086</p> <p>Replacement Cost New 4,038,275</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 3,876,744</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 3,876,744</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 142,093</p> <p>Total Improvement Value 4,018,837</p> <p>Land Value 139,999</p> <p>Cost Approach Value 4,158,836 172.07/SqFt</p>	<p>Image ID 1024700</p> <p>Image Date 5/23/2023</p> <p>Name IMG_0011.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 142,093</p> <p>Land Value 139,999</p> <p>Total Appraised Value 4,158,836 172.07/SqFt</p>



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 Time 09:32:35
 Page 4

Account 660100506
 Parcel ID 000000000-00-0005-001-0001
 Cadastral ID 07-21-16-13500

Tax Area Code 17
 Property Class UCP
 Owners Name SWABO PROPERTIES LLC

Building Data

Building ID 4196
 Building Sequence 1
 Occupancy 1 459 Mixed Retail w/ Resid. Units 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 24,170
 Average Perimeter 689
 Number Of Storys 2.00
 Average Wall Ht 5.00
 Year Built 2017
 Effective Age 5
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
 Quality 4 - Good
 Condition 3 - Average
 Exterior Wall 10 - Cavity Brick
 Heating/Cooling 7 - Package Unit
 Roof Type Flat
 Roof Cover Built/Up Tar

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name IMG_0011.JPG
 Image Date 5/23/2023
 Image Name IMG_0011.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 96.70
 Wall Cost 44.56
 HVAC Cost 20.56
 Basement Cost 0.00
 Total Base Cost 161.82
 Total Area 24,170
 Base RCN 3,911,189
 Misc Impr Value 127,086

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 4,038,275
 Physical Depreciation 4%
 Functional Depreciation
 Total Depreciation 4% (161,531)
 Total RCNLD 3,876,744
 Lump Sums
 Total Building Value 3,876,744 \$ 160.39 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall		36x12	432	294.18		127,086
Total Misc Improvement							127,086



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Time 09:32:35

Page 5

660100506

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	COL	COOLER, WALK-IN	24x10x8			240
	Qual 3	Cond 3	Year 2024	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (110.01 x 240)			26,402	26,402

PACN	PAVING - CONCRETE	0x0x0				24,568
Qual 4	Cond 5	Year 2017	Eff Age	3		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 24,568)			136,107	115,691

Total Site Improvement Value 142,093