



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:02:58  
Page 1

Assessment Data				Primary Image						
Account	660107682									
Parcel ID	00000-00-0-00367-001-0002									
Cadastral ID	17-21-16-18610									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	340578									
SWABO PROPERTIES LLC										
609 S BRADY STE 121 CLAREMORE OK 74017-0000										
Parcel Location										
Situs	01038 S HERO'S POINT WAY									
Subdivision	HERO'S POINT ADDITION									
Lot/Block	0001 / 0001	Parcel Size	.46 - Lots							
Sec/Twn/Rng	17 / 21 / 16 / 5									
Neighborhood	1177 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.30697114 -95.62853296				Building Permits						
LOT 1 BLOCK 1 HERO'S POINT ADDITION LESS S 350'				Number	Description	Opened	Closed	Amount		
				R23 23-2 S22	R24 NEW DUPLEX 1608 SQ FT S23 SPLIT	01/2023 01/2023	11/2023 11/2023	164,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SWABO PROPERTIES LLC	12/15/2022	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap			Land Value	39,030	39,030	11%	4,293	Assessed	74,191	6,857.47
Year Frozen			Improvements	635,437	635,437		69,898	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	674,467	674,467		74,191	Total Taxable	74,191	6,857.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107682	SWABO PROPERTIES LLC			17	651,147	0	71,626	6,620.00	
2024	2024-660107682	SWABO PROPERTIES LLC			17	694,279	0	74,415	6,877.00	
2023	2023-660107682	SWABO PROPERTIES LLC			17	20,240	0	2,226	204.00	




# Rogers

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Date 04/18/2026  
Time 11:02:58  
Page 2

Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1.0364 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,145.00 x 1.17 = 52,749 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 52,749		

Residential Data	
<b>Type</b>	5 Duplex
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,620 / 1,620
<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>	1,620
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	4 / 2.0 / 2.0
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2023 / 2

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-19\IMG\_000: 11/1/2023

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.20	<b>Total Misc Impr</b>	+ 2,839				
<b>Roofing Adj</b>	+ 3.64	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -0.40	<b>Total RCN</b>	= 203,541				
<b>Heat/Cool Adj</b>	+ 11.22	<b>Depreciation ( 3%)</b>	- 6,106				
<b>Plumbing Adj</b>	+ 9.23	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 197,435				
<b>Adj Base Cost</b>	= 123.89	<b>Lot Value</b>	+ 52,749				
<b>Total Area</b>	x 1,620	<b>Indicated Value</b>	= 250,184				
<b>Adjusted Cost</b>	= 200,702	<b>Value Per SqFt</b>	154.43				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	197,435		
<b>Lot Value</b>	52,749		
<b>Indicated Value</b>	250,184	154.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	250,184	154.43	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PATO	Slab Porch - Open	157965	16x5		80	10.86	869
PRCH	Slab Porch - Covered	157966	5x4		20	26.02	520
PRCH	Slab Porch - Covered	157967	14x4		56	25.90	1,450



# Rogers

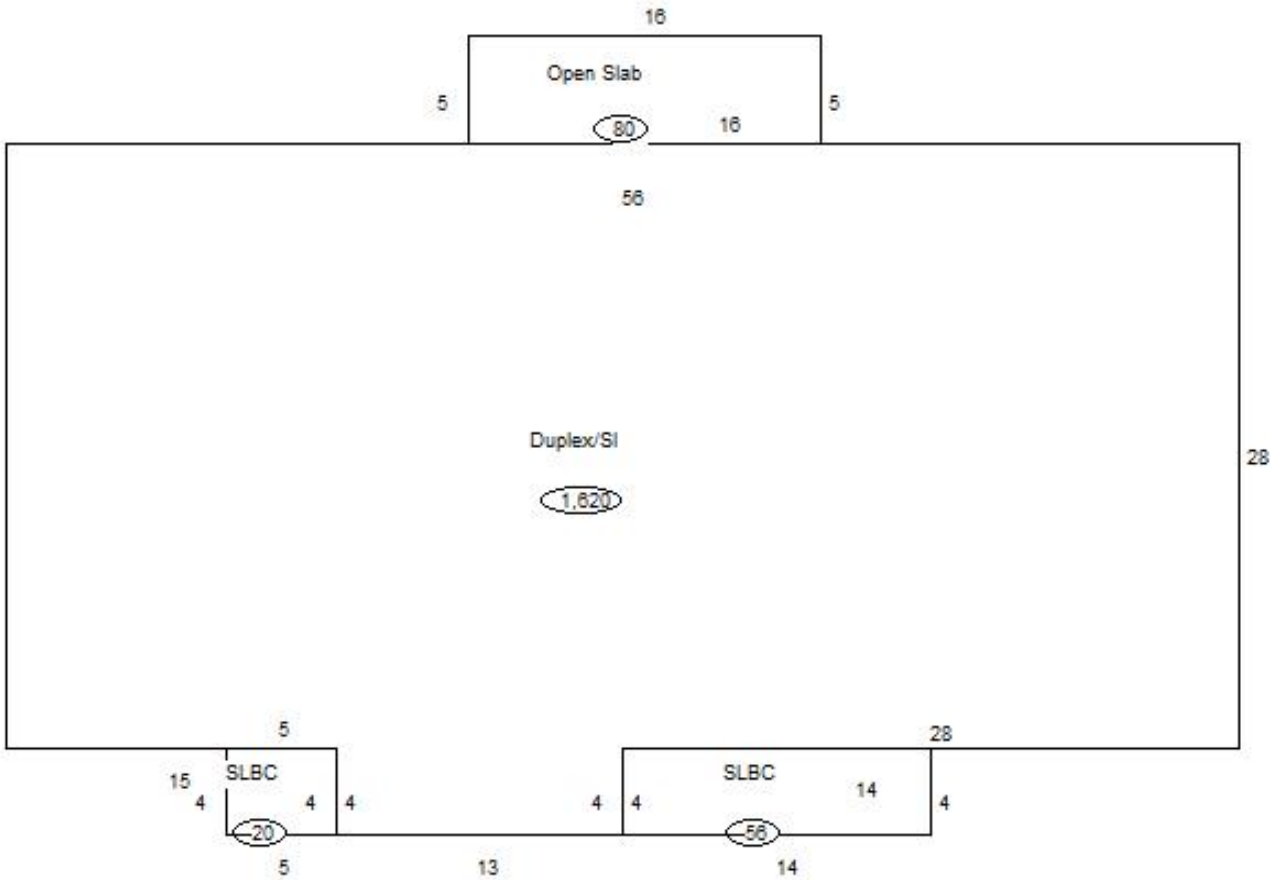
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Date 04/18/2026  
 Time 11:02:58  
 Page 3

Sketch Image

660107682



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	Duplex/SI	1,620	1.000	1,620
2	M	PATO		10	Open Slab	80	1.000	80
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PRCH		10	SLBC	56	1.000	56
<b>Total Building Area</b>						1,620		1,620



# Rogers

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Date 04/18/2026  
 Time 11:02:58  
 Page 4

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

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.76	Total Misc Impr	+ 4,802				
Roofing Adj	+ 5.29	Garage Cost	+ 0				
Subfloor Adj	+ -2.54	Total RCN	= 223,470				
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 4,469				
Plumbing Adj	+ 9.16	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 219,001				
Adj Base Cost	= 134.98	Lot Value	+ 0				
Total Area	x 1,620	Indicated Value	= 219,001				
Adjusted Cost	= 218,668	Value Per SqFt	135.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,001		
Lot Value			
Indicated Value	219,001	135.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	219,001	135.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158381	5x4		20	30.93		619
PRCH	Slab Porch - Covered	158382	14x4		56	30.81		1,725
PRCH	Slab Porch - Covered	158383	16x5		80	30.72		2,458



# Rogers

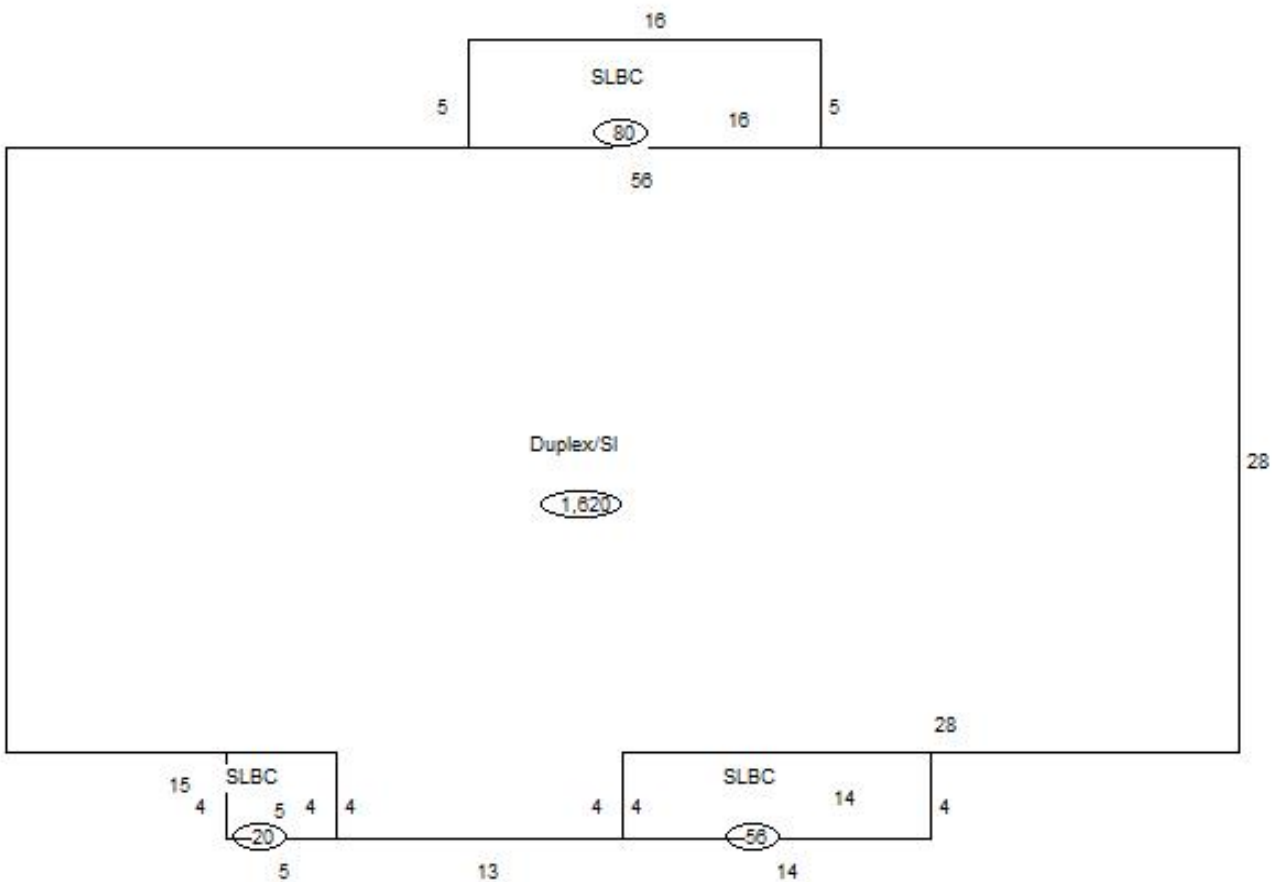
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Date 04/18/2026  
Time 11:02:58  
Page 5

### Sketch Image

660107682



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	Duplex/SI	1,620	1.000	1,620
2	M	PRCH		10	SLBC	20	1.000	20
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						1,620		1,620



# Rogers

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Date 04/18/2026  
 Time 11:02:59  
 Page 6

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



\\tsclient\T\ROB STUFF\2023-11-1\IMG\_0001.JPG 11/1/2023

Residential Data	
Type	5 Duplex
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	219,001
Lot Value	
Indicated Value	219,001 135.19 Per SqFt
Agland Value	
Site Improvements	
Total Value	219,001 135.19 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.76	Total Misc Impr	+ 4,802
Roofing Adj	+ 5.29	Garage Cost	+ 0
Subfloor Adj	+ -2.54	Total RCN	= 223,470
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 4,469
Plumbing Adj	+ 9.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 219,001
Adj Base Cost	= 134.98	Lot Value	+ 0
Total Area	x 1,620	Indicated Value	= 219,001
Adjusted Cost	= 218,668	Value Per SqFt	135.19

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158385	5x4		20	30.93		619
PRCH	Slab Porch - Covered	158386	14x4		56	30.81		1,725
PRCH	Slab Porch - Covered	158387	16x5		80	30.72		2,458



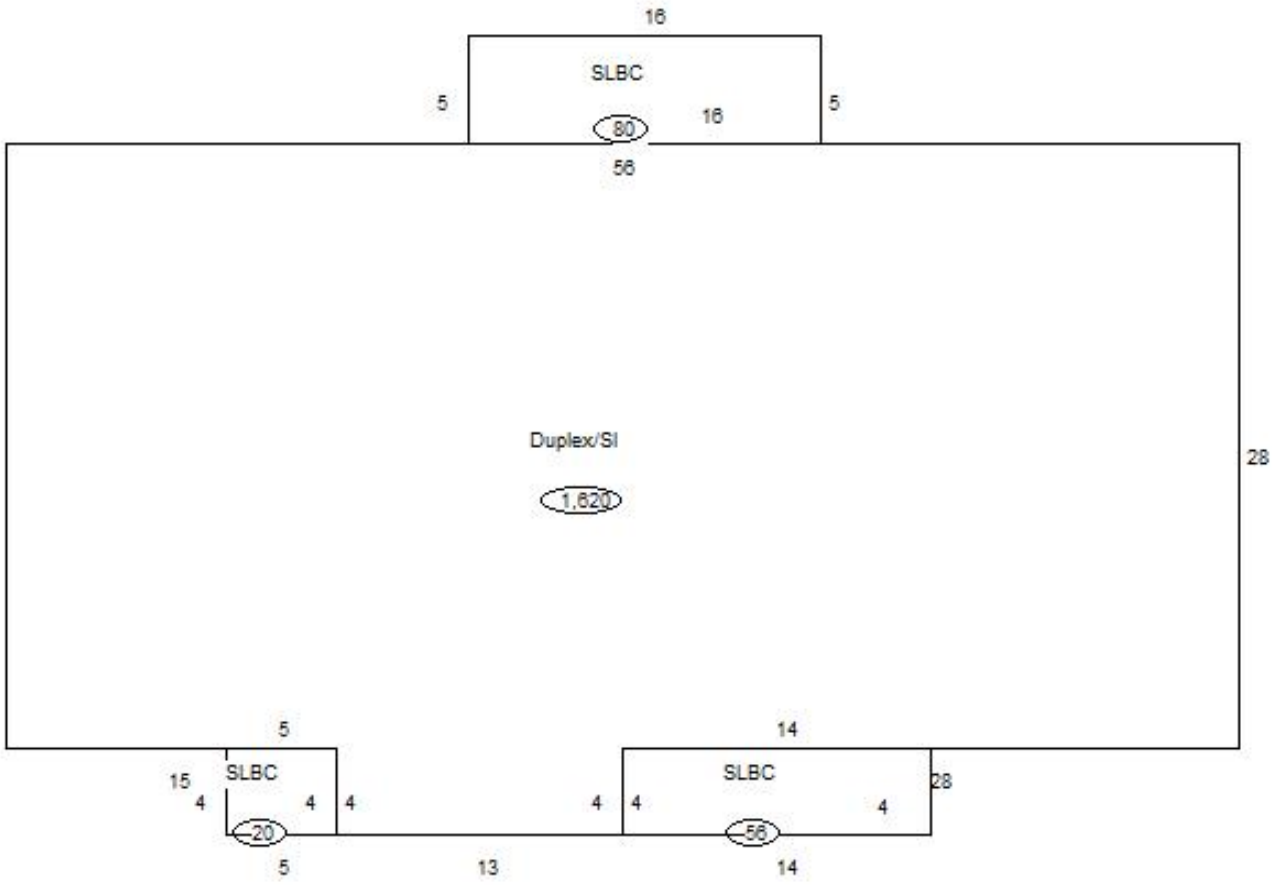
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

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Date 04/18/2026  
 Time 11:02:59  
 Page 7

Sketch Image

660107682



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	Duplex/SI	1,620	1.000	1,620
2	M	PRCH		10	SLBC	20	1.000	20
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						1,620		1,620