



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:03:00  
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Assessment Data				Primary Image						
Account	660107684									
Parcel ID	00000-00-0-00367-001-0003									
Cadastral ID	17-21-16-18620									
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	01050 S HERO'S POINT WAY									
Subdivision	HERO'S POINT ADDITION									
Lot/Block	0001 / 0001	Parcel Size	.3 - Lots							
Sec/Twn/Rng	17 / 21 / 16 / 5									
Neighborhood	1177 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.30631661 -95.62851612				Building Permits						
N 190' S 350' LOT 1 BLOCK 1 HERO'S POINT ADDITION.				Number	Description	Opened	Closed	Amount		
				R23 23-2 S22	R24 NEW DUPLEXES 1608 SQ FT S23 SPLIT	01/2023 01/2023	06/2023 06/2025	164,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	SWABO PROPERTIES LLC	12/16/2022	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	26,594	26,594	11%	2,925	Assessed	46,108	4,261.76	
Year Frozen		Improvements	392,576	392,576		43,183	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	419,170	419,170		46,108	Total Taxable	46,108	4,262.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107684	SWABO PROPERTIES LLC			17	407,167	0	44,788	4,140.00	
2024	2024-660107684	SWABO PROPERTIES LLC			17	434,747	0	46,403	4,289.00	
2023	2023-660107684	SWABO PROPERTIES LLC			17	13,040	0	1,434	131.00	




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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.6938 <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> 30,220.00 x 1.62 = 48,856 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,856		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (272)\IMG_0003.JPG 9/19/2023</p>

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

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>	+ 48,856				
<b>Total Area</b>	x 1,620	<b>Indicated Value</b>	= 246,291				
<b>Adjusted Cost</b>	= 200,702	<b>Value Per SqFt</b>	152.03				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	197,435		
<b>Lot Value</b>	48,856		
<b>Indicated Value</b>	246,291	152.03	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	246,291	152.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157177	5x4		20	26.02		520
PRCH	Slab Porch - Covered	157178	14x4		56	25.90		1,450
PATO	Slab Porch - Open	157179	16x5		80	10.86		869



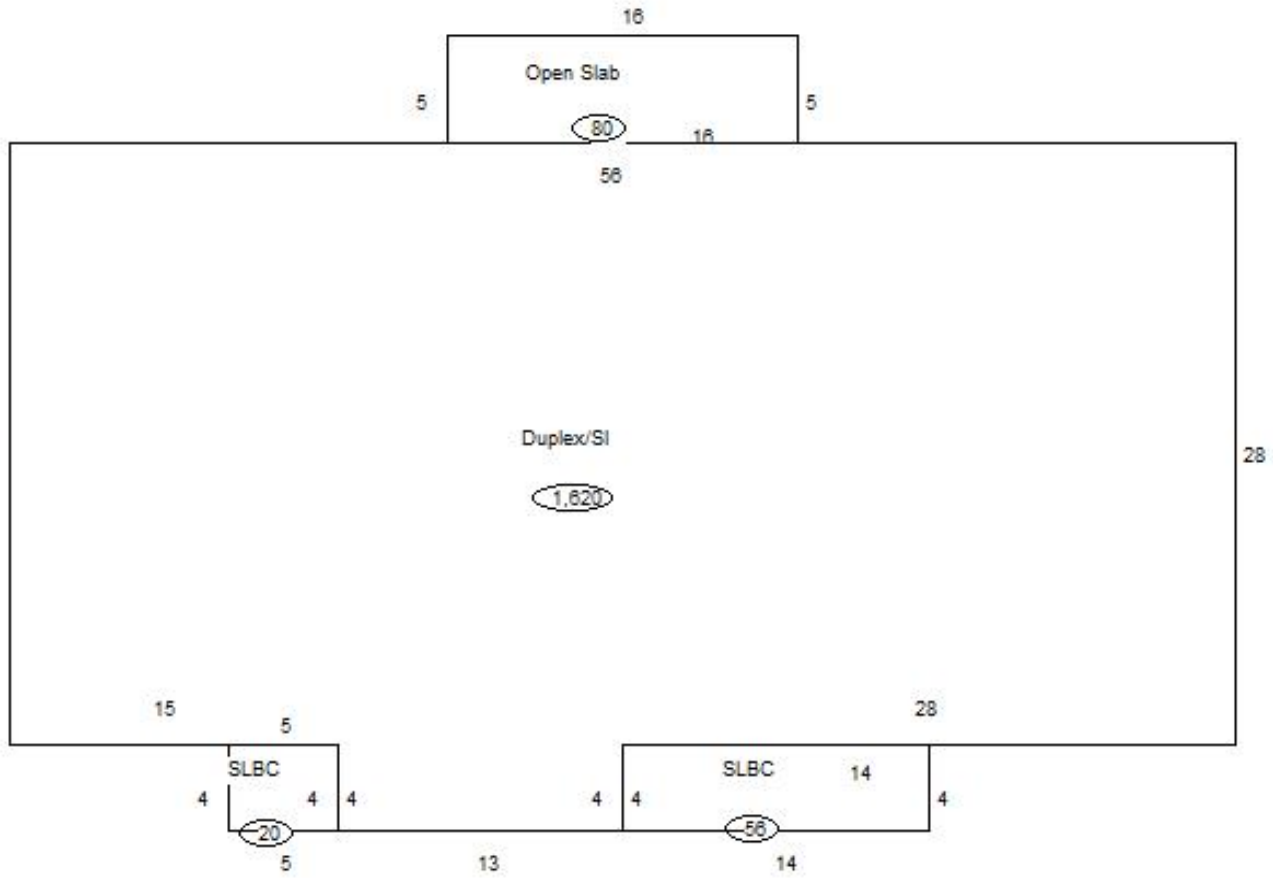
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Sketch Image

660107684



**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	PATO		10	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,620		1,620



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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	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
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 / 1.0
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	100.20	Total Misc Impr	+ 2,839				
Roofing Adj	+ 3.64	Garage Cost	+ 0				
Subfloor Adj	+ -0.40	Total RCN	= 201,176				
Heat/Cool Adj	+ 11.22	Depreciation ( 3%)	- 6,035				
Plumbing Adj	+ 7.77	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 195,141				
Adj Base Cost	= 122.43	Lot Value	+ 0				
Total Area	x 1,620	Indicated Value	= 195,141				
Adjusted Cost	= 198,337	Value Per SqFt	120.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,141		
Lot Value			
Indicated Value	195,141	120.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,141	120.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157181	5x4		20	26.02		520
PRCH	Slab Porch - Covered	157182	14x4		56	25.90		1,450
PATO	Slab Porch - Open	157183	16x5		80	10.86		869



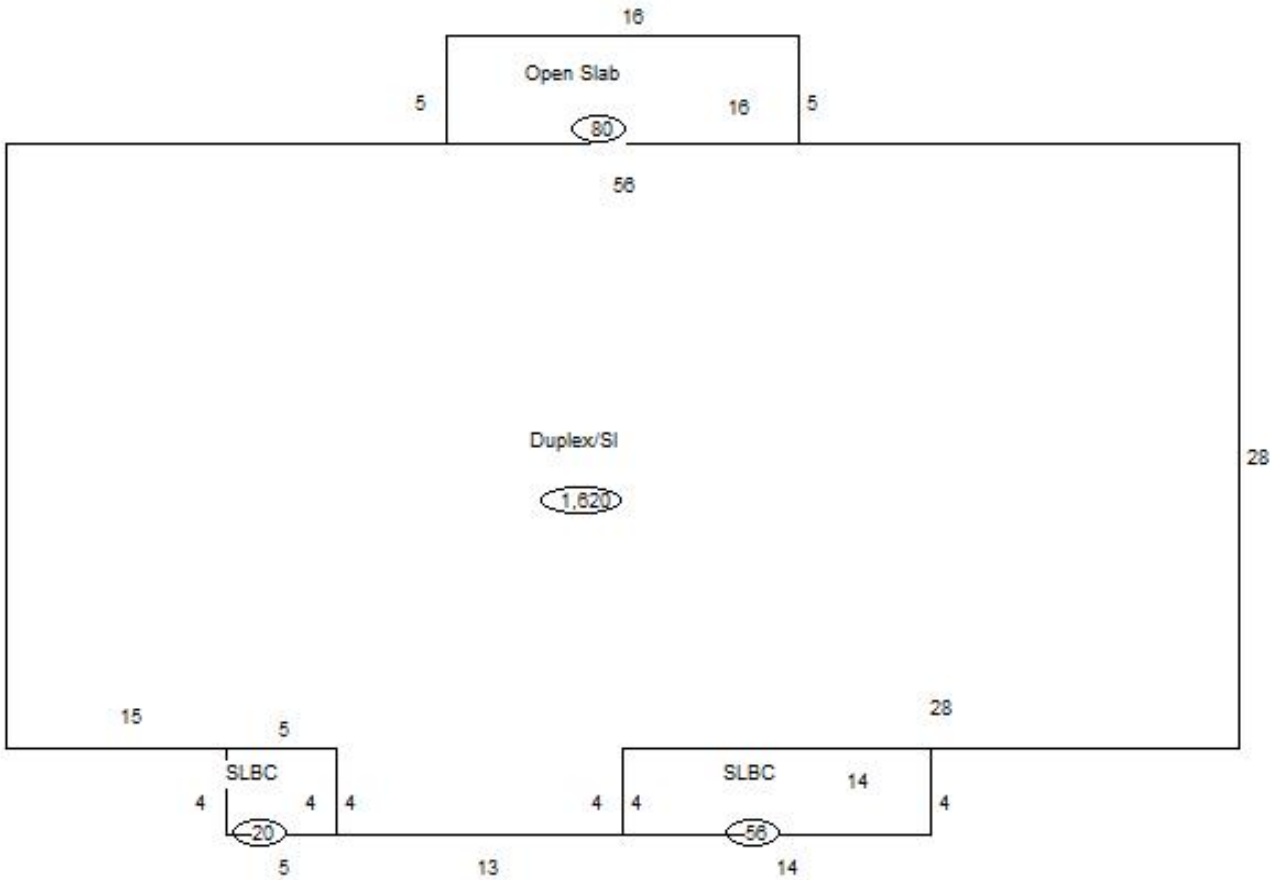
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	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	PATO		10	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,620		1,620