



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 660003053 Parcel ID 000000-00-0-10365-004-0003 Cadastral ID 04-21-16-00430 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339963 MCELWAIN, ALLEN & ANNELOISE 1413 N LOUISVILLE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01413 LOUISVILLE Subdivision PATTERSON HEIGHTS Lot/Block 0003 / 0004 Parcel Size 2 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0050.JPG 4/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32285526 -95.60050864 S 27.5' OF LOT 2 & ALL LOT 3 BLOCK 4 PATTERSON HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 25500 Non-Ag Acres 0.3644 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,873.00 x 4.65 = 73,874 Factor Value Adjustments 1.4000 Lot Value 103,424		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,567 / 2,567
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,567
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	594 Attached Garage - Unfinished
Remodel	REVITALIZE -
Year/Eff Age	1961 / 17

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	267,954	104.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	277,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.90	Total Misc Impr	+ 8,801	Roofing Adj	+ 4.49	Garage Cost	+ 18,194
Subfloor Adj	+ -2.15	Total RCN	= 343,763	Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 65,315
Plumbing Adj	+ 5.52	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 278,448
Adj Base Cost	= 123.40	Lot Value	+ 103,424	Total Area	x 2,567	Indicated Value	= 381,872
		Value Per SqFt	148.76	Adjusted Cost	= 316,768		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,448		
Lot Value	103,424		
Indicated Value	381,872	148.76	Per SqFt
Agland Value			
Site Improvements	15,652		
Total Value	397,524	154.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	7738	24x5		120	26.55		3,186



Rogers

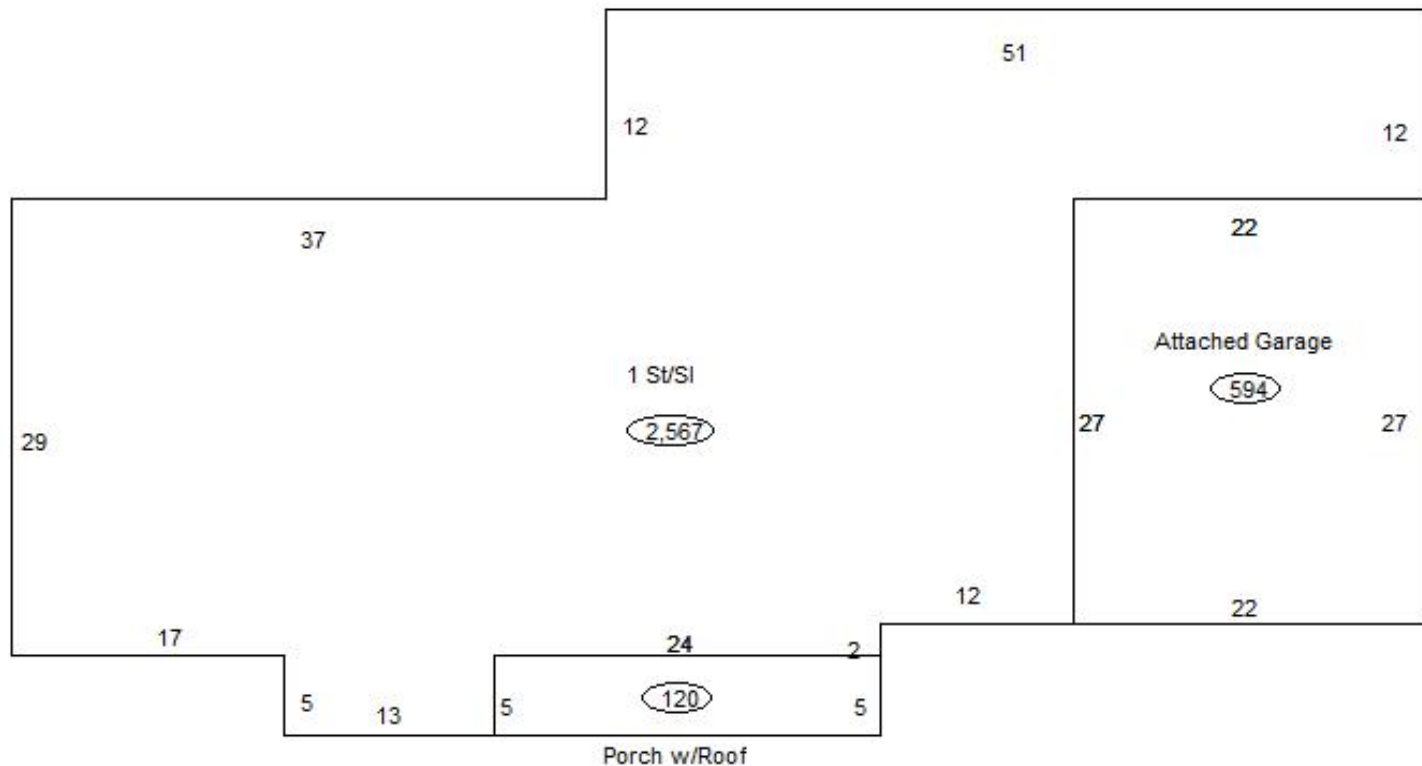
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,567	1.000	2,567
2	G	1		13	Attached Garage	594	1.000	594
3	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						2,567		2,567



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PRCH	Slab Porch - Covered	28x14x0			392	
	Qual	5	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (35.61 x 392)		13,959		13,959	1,396	12,563
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1	
	Qual		Cond	Year 2023	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2,751.55 x 1)		2,752		2,752		2,752
	STF	STG FAIR	0x0x0			72	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 72)		337		337		337
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						