




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660006283 <b>Parcel ID</b> 000000-00-0-10480-013-0006 <b>Cadastral ID</b> 07-21-16-06180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 346920 MCELHANNON, KYLE  2510 TRAILWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02510 TRAILWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0006 / 0013 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">05/08/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0024. 5/8/2023</p>														
<b>Legal Description</b> Lat/Long: 36.31267016 -95.64197917																			
LOT 6 BLOCK 13 WESTWOOD ESTATES III					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	HANN, MADISON	04/07/2025	255,000	YES										
					/	PAYNE, RYAN &	07/05/2023	250,000	YES										
					/	PARKER, BRENDA	02/24/2023	135,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	112,859	112,859	11%	12,414	<b>Assessed</b>	28,050 2,592.66										
<b>Year Frozen</b>	0		<b>Improvements</b>	142,145	142,145		15,636	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0 0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	255,004	255,004		28,050	<b>Total Taxable</b>	28,050 2,593.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660006283	MCELHANNON, KYLE			17	256,242	0	28,186	2,605.00										
2024	2024-660006283	HANN, MADISON			17	253,476	0	27,882	2,577.00										
2023	2023-660006283	HANN, MADISON			17	151,507	0	14,407	1,320.00										
2022	2022-660006283	CUTSINGER, TOMMIE D &			17	124,736	1000	12,721	1,178.00										
2021	2021-660006283	CUTSINGER, TOMMIE D &			17	128,875	1000	13,176	1,163.00										
2020	2020-660006283	CUTSINGER, TOMMIE D &			17	126,823	1000	12,858	1,177.00										
2019	2019-660006283	CUTSINGER, TOMMIE D &			17	122,313	1000	12,454	1,153.00										
2018	2018-660006283	CUTSINGER, TOMMIE D &			17	127,331	1000	12,843	1,187.00										
2017	2017-660006283	CUTSINGER, TOMMIE D &			17	126,307	1000	12,440	1,142.00										
2016	2016-660006283	CUTSINGER, TOMMIE D &			17	123,138	1000	12,048	1,131.00										
2015	2015-660006283	CUTSINGER, TOMMIE D &			17	120,914	1000	11,668	1,052.00										
2014	2014-660006283	CUTSINGER, TOMMIE D &			17	121,883	1000	11,299	1,048.00										
2013	2013-660006283	CUTSINGER, TOMMIE D &			17	116,582	1000	10,941	1,001.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	14651		
Non-Ag Acres	0.2372		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,332.00 x 4.15 = 42,878		
Factor Value			
Adjustments	2.6321		
Lot Value	112,859		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Frame, Siding, Vinyl 75% Veneer, Stone
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	438 Attached Garage - Unfinished 2 Stalls
Remodel	STANDARD -
Year/Eff Age	1979 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	155,967	105.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	191,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.22	Total Misc Impr	+ 11,485				
Roofing Adj	+ 4.52	Garage Cost	+ 12,444				
Subfloor Adj	+ -1.16	Total RCN	= 222,102				
Heat/Cool Adj	+ 11.47	Depreciation ( 36%)	- 79,957				
Plumbing Adj	+ 9.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 142,145				
Adj Base Cost	= 133.54	Lot Value	+ 112,859				
Total Area	x 1,484	Indicated Value	= 255,004				
Adjusted Cost	= 198,173	Value Per SqFt	171.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,145		
Lot Value	112,859		
Indicated Value	255,004	171.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,004	171.84	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	15263		186	186	23.62		4,393
PATO	SLAB PORCH - OPEN	15264		20x10	200	9.98		1,996



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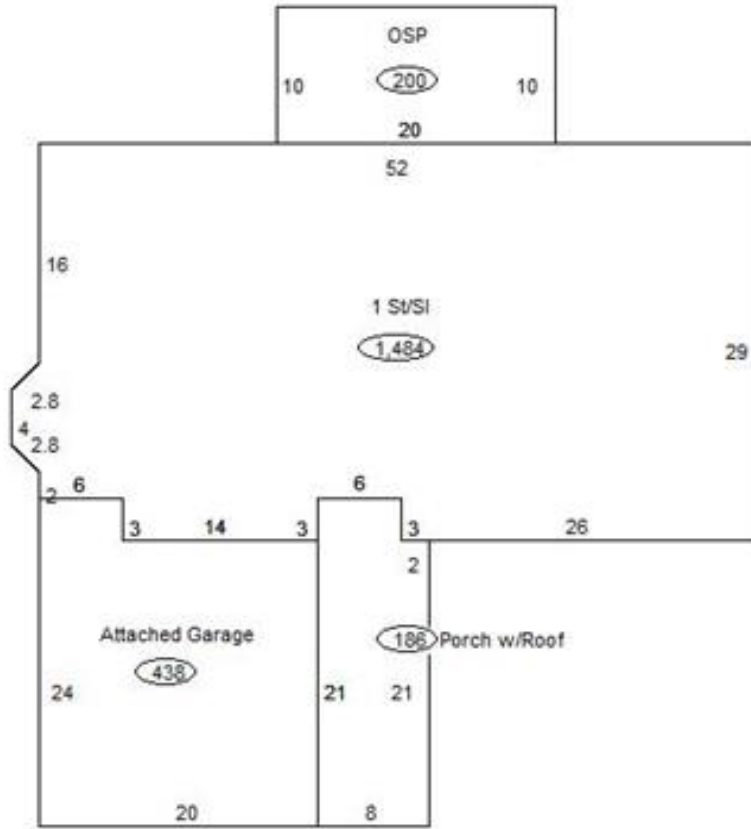
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### Sketch Image

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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	1,484	1.000	1,484
2	G	1		13	Attached Garage	438	1.000	438
3	M	PRCH		13	SLBC	186	1.000	186
4	M	PATO		13	Open Slab	200	1.000	200
<b>Total Building Area</b>						1,484		1,484



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				