



# 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> 660006285 <b>Parcel ID</b> 000000-00-0-10480-013-0008 <b>Cadastral ID</b> 07-21-16-06200 <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> 316151 TANDY, TIM & BROOKE D	

2506 TRAILWOOD DR  
 CLAREMORE OK 74017-0000

### Parcel Location

**Situs** 02506 TRAILWOOD DR  
**Subdivision** WESTWOOD ESTATES III  
**Lot/Block** 0008 / 0013 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** 7 / 21 / 16 / 5  
**Neighborhood** 1180 - R-V01-SW CLAREMORE  
**School District** S001 - CLAREMORE SCHOOLS

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Legal Description	Lat/Long: 36.31290694 -95.64147008	Building Permits																				
LOT 8 BLOCK 13 WESTWOOD ESTATES III		<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																		

Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2498/4	TANDY, SUE	09/08/2015	75,000	4
					2498/1	TANDY, TERRY & SUE A	09/08/2015	0	4
					1538/186	SUTTON-BRADFORD, LORETTA	10/29/2003	92,000	YES
					1110/658	DEMONTE, PETER A JR	04/30/1998	88,000	Yes

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2004	Land Value 47,103	32,474	11%	3,572	Assessed	18,771	1,735.00	
Year Frozen	0	Improvements 145,793	138,172		15,199	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value 192,896	170,646		18,771	Total Taxable	17,771	1,643.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660006285	TANDY, TIM & BROOKE D	17	185,769	0	18,224	1,684.00	
2024	2024-660006285	TANDY, TIM & BROOKE D	17	195,251	0	17,356	1,604.00	
2023	2023-660006285	TANDY, TIM & BROOKE D	17	170,215	0	16,530	1,514.00	
2022	2022-660006285	TANDY, TIM & BROOKE D	17	143,119	0	15,743	1,457.00	
2021	2021-660006285	TANDY, TIM & BROOKE D	17	148,254	0	16,308	1,440.00	
2020	2020-660006285	TANDY, TIM & BROOKE D	17	145,872	0	15,852	1,452.00	
2019	2019-660006285	TANDY, TIM & BROOKE D	17	137,244	0	15,097	1,398.00	
2018	2018-660006285	TANDY, TIM & BROOKE D	17	142,824	0	15,711	1,452.00	
2017	2017-660006285	TANDY, TIM & BROOKE D	17	141,644	0	15,581	1,431.00	
2016	2016-660006285	TANDY, TIM & BROOKE D	17	137,998	0	15,180	1,425.00	
2015	2015-660006285	TANDY, TIM & BROOKE D	17	135,433	0	14,898	1,344.00	
2014	2014-660006285	TANDY, TERRY & SUE A	17	136,586	0	14,240	1,320.00	
2013	2013-660006285	TANDY, TERRY & SUE A	17	130,253	0	13,561	1,241.00	



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	16242		
Non-Ag Acres	0.2606		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,350.00 x 4.15 = 47,103		
Factor Value			
Adjustments	1.0000		
Lot Value	47,103		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Stone
Base/Total Area	1,755 / 1,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,755
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	183,674	104.66	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	221,010		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.68	Total Misc Impr	+ 7,844
Roofing Adj	+ 4.38	Garage Cost	+ 14,346
Subfloor Adj	+ -1.15	Total RCN	= 247,514
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 108,906
Plumbing Adj	+ 8.01	Lump Sums	+ 4,235
Basement Adj	+ 0.00	RCNLD	= 142,843
Adj Base Cost	= 128.39	Lot Value	+ 47,103
Total Area	x 1,755	Indicated Value	= 189,946
Adjusted Cost	= 225,324	Value Per SqFt	108.23

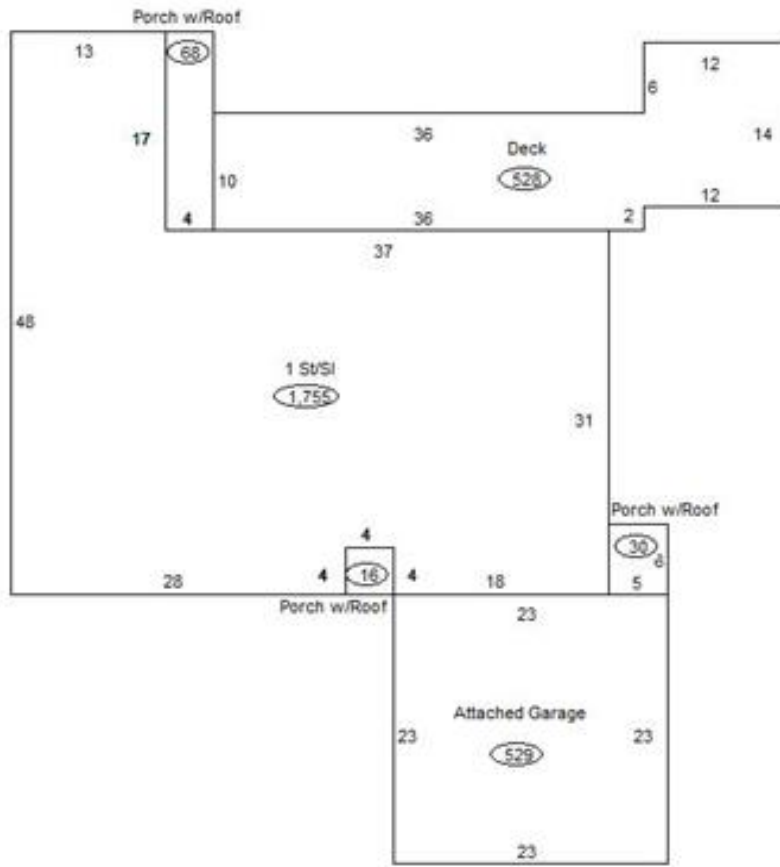
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,843		
Lot Value	47,103		
Indicated Value	189,946	108.23	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	192,896	109.91	Total Value Per SqFt

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	15271	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	15272	17x4		68	24.05		1,635
PRCH	SLAB PORCH - COVERED	15273	6x5		30	24.17		725
WODO	WOOD DECK - OPEN	15274	528		528	16.04	50%	4,235



Sketch Image

660006285



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,755	1.000	1,755
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	68	1.000	68
5	M	PRCH		13	SLBC	30	1.000	30
6	M	WODO		13	WODO	528	1.000	528
<b>Total Building Area</b>						<b>1,755</b>		<b>1,755</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	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 (2,950.00 x 1)	2,950		2,950	2,950