



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	660001231								
Parcel ID	000000-00-0-00930-002-0002								
Cadastral ID	02-20-15-06030								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	177484								
HIGEONS, CLYDE HENRY									
REVOCABLE TRUST									
8906 E SUNNY LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	08906 E SUNNY LN								
Subdivision	WILLIS ESTATES								
Lot/Block	0002 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 15 / 5								
Neighborhood	1116 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description									
Lat/Long: 36.23892105 -95.67411559									
LOT 2 BLOCK 2 WILLIS ESTATES									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
958/556	SELLER	06/01/1994		0 No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	72,094	26,992	11%	2,969	Assessed	24,292 2,529.57	
Year Frozen	0	Improvements	259,774	193,842		21,323	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	331,868	220,834		24,292	Total Taxable	23,292 2,442.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001231	HIGEONS, CLYDE HENRY	80	267,845	1000	22,585	2,369.00		
2024	2024-660001231	HIGEONS, CLYDE HENRY	80	265,759	1000	21,897	2,109.00		
2023	2023-660001231	HIGEONS, CLYDE HENRY	80	218,925	1000	21,230	2,014.00		
2022	2022-660001231	HIGEONS, CLYDE HENRY	80	223,882	1000	20,583	1,988.00		
2021	2021-660001231	HIGEONS, CLYDE HENRY	80	225,492	1000	19,954	1,878.00		
2020	2020-660001231	HIGEONS, CLYDE HENRY	80	223,587	1000	19,344	1,825.00		
2019	2019-660001231	HIGEONS, CLYDE HENRY	80	212,032	1000	18,752	1,796.00		
2018	2018-660001231	HIGEONS, CLYDE HENRY	80	221,935	1000	18,176	1,743.00		
2017	2017-660001231	HIGEONS, CLYDE HENRY	80	181,970	1000	13,622	1,312.00		
2016	2016-660001231	HIGEONS, CLYDE HENRY	80	176,992	1000	13,196	1,275.00		
2015	2015-660001231	HIGEONS, CLYDE HENRY	80	171,493	1000	12,783	1,245.00		
2014	2014-660001231	HIGEONS, CLYDE HENRY	80	174,631	1000	12,381	1,142.00		
2013	2013-660001231	HIGEONS, CLYDE HENRY	80	156,661	1000	11,991	1,146.00		



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Lot Data		Square-Foot - NBHD 1116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.5101							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	65,779.00 x 1.10 = 72,094			\\tsclient\C\Users\Randy Necessary\Pictures\101_0301\IMG_0070. 3/3/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	72,094			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	4 - Good			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 243,425 126.32 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha			Selection Model A Adam Test				
Base/Total Area	1,927 / 1,927			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 4				
HVAC	100% Warmed & Cooled Air			Indicated Value 275,570 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	0			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 246,130				
Bed/F/H Bath	3 / 2.0 /			Lot Value 72,094				
Basement Area				Indicated Value 318,224 165.14 Per SqFt				
Garage Type	572 Attached Garage - Finished			Agland Value				
Remodel				Site Improvements 13,644				
Year/Eff Age	1990 / 22			Total Value 331,868 172.22 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	107.29	Total Misc Impr	+ 16,409					
Roofing Adj	+ 4.74	Garage Cost	+ 22,165					
Subfloor Adj	+ 0.00	Total RCN	= 294,325					
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 76,525					
Plumbing Adj	+ 8.05	Lump Sums	+ 28,330					
Basement Adj	+ 0.00	RCNLD	= 246,130					
Adj Base Cost	= 132.72	Lot Value	+ 72,094					
Total Area	x 1,927	Indicated Value	= 318,224					
Adjusted Cost	= 255,751	Value Per SqFt	165.14					
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	3264		183	183	26.36		4,824
PRCH	SLAB PORCH - COVERED	3265		22x7	154	26.45		4,073
PATO	SLAB PORCH - OPEN	134551		22x8	176	10.78		1,897
GRDT	Garage - Detached	179473		40x26	1,040	27.24		28,330



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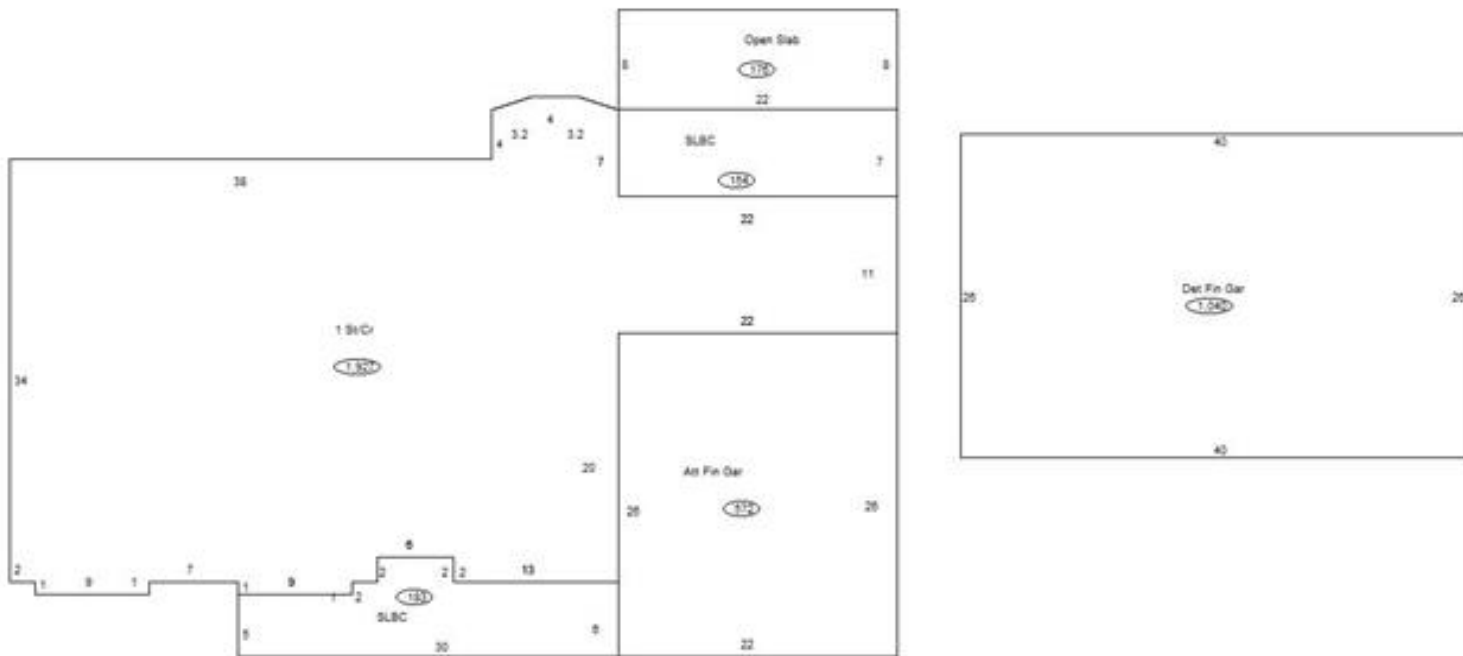
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,927	1.000	1,927
2	G	5		10	Att Fin Gar	572	1.000	572
3	M	PRCH		10	SLBC	183	1.000	183
4	M	PRCH		10	SLBC	154	1.000	154
5	M	PATO		10	Open Slab	176	1.000	176
6	G	6		10	Det Fin Gar	1,040	1.000	1,040
Total Building Area						1,927		1,927



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	20x25x12	Gravel	Formed Metal	500
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (7.96 x 500)		3,980	3,980	756	3,224
	SHDS	Shed - Small	12x16x7	Plank	Composition Shingle	192
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
	Base Cost (23.81 x 192)		4,572	4,572	869	3,703
	CPDT	Carport - Detached	14x44x16	Concrete	Composition Shingle	616
	Qual	4	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	
	Base Cost (18.48 x 616)		11,384	11,384	4,667	6,717