



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:18:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006297 Parcel ID 000000-00-0-10480-013-0020 Cadastral ID 07-21-16-06320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 324754 CRAIG, LEIGH ANN 2556 HIGHWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 02556 HIGHWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0020 / 0013 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0039. 5/8/2023</p>																																																																																																																				
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 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	17780		
Non-Ag Acres	0.2928		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	12,752.00 x 4.15 = 52,921		
Factor Value			
Adjustments	1.0000		
Lot Value	52,921		



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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	1,768 / 1,768
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,768
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 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
Adjusted R	0.8445
Indicated Value	175,534 99.28 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	213,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	134,351
Lot Value	52,921
Indicated Value	187,272 105.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	187,272 105.92 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.29	Total Misc Impr	+ 9,872
Roofing Adj	+ 4.15	Garage Cost	+ 12,931
Subfloor Adj	+ -1.07	Total RCN	= 239,913
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 105,562
Plumbing Adj	+ 7.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 134,351
Adj Base Cost	= 122.80	Lot Value	+ 52,921
Total Area	x 1,768	Indicated Value	= 187,272
Adjusted Cost	= 217,110	Value Per SqFt	105.92

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	15322	6x4		24	24.19		581
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	15323	16x10		160	26.22		4,195



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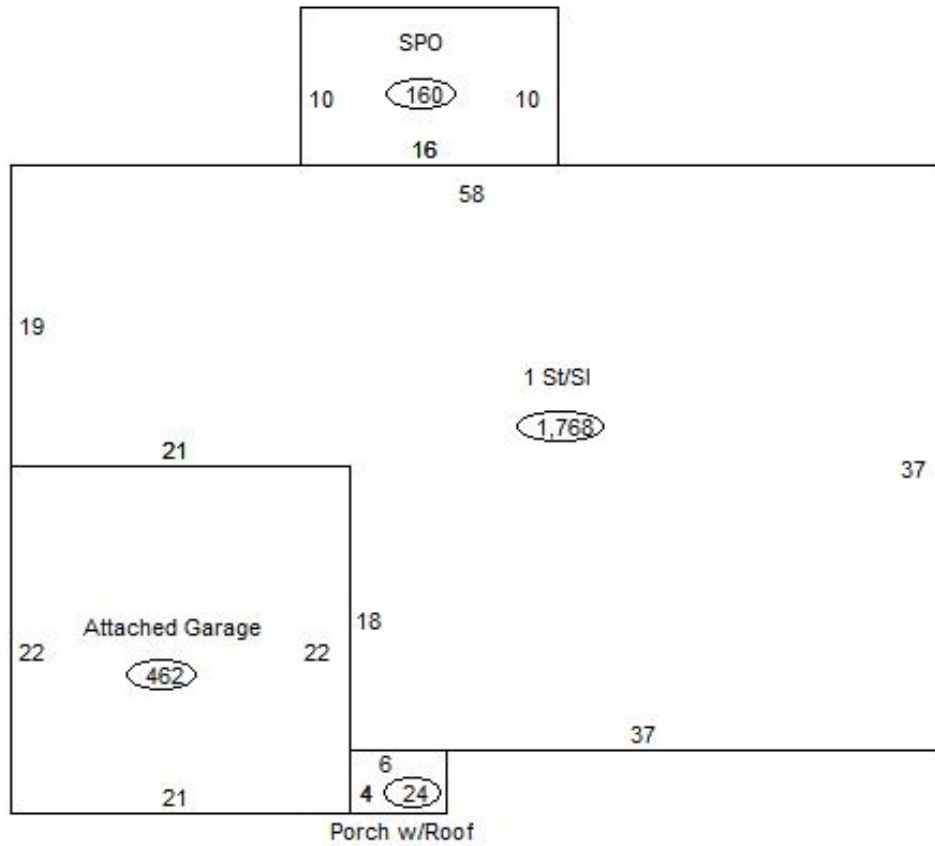
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Time 02:18:17

Page 3

Sketch Image

660006297



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,768	1.000	1,768
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	24	1.000	24
4	M	EPKS		13	Screen Porch	160	1.000	160
Total Building Area						1,768		1,768



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Page 4

660006297

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				