



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:51:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006301 Parcel ID 000000-00-0-10480-014-0010 Cadastral ID 07-21-16-06360 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341629 ALLSBROOK, EDWARD KELLY & DANIELLE 2557 HIGHWOOD DR APT 2001 CLAREMORE OK 74017-0000 Parcel Location Situs 02557 HIGHWOOD DR Subdivision WESTWOOD ESTATES III Lot/Block 0010 / 0014 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_0043. 5/8/2023</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15869	
Non-Ag Acres	0.2574	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	11,212.00 x 4.15 = 46,530	
Factor Value		
Adjustments	1.2700	
Lot Value	59,093	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,446 / 1,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,446
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,350	124.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	175,590		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	121.04	Total Misc Impr	+	11,057			
Roofing Adj	+ 5.03	Garage Cost	+	15,015			
Subfloor Adj	+ -2.37	Total RCN	=	238,735			
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	93,107			
Plumbing Adj	+ 10.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	145,628			
Adj Base Cost	= 147.07	Lot Value	+	59,093			
Total Area	x 1,446	Indicated Value	=	204,721			
Adjusted Cost	= 212,663	Value Per SqFt		141.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	145,628		
Lot Value	59,093		
Indicated Value	204,721	141.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,721	141.58	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	15341	10x6		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	15342	145		145	26.47		3,838



Rogers

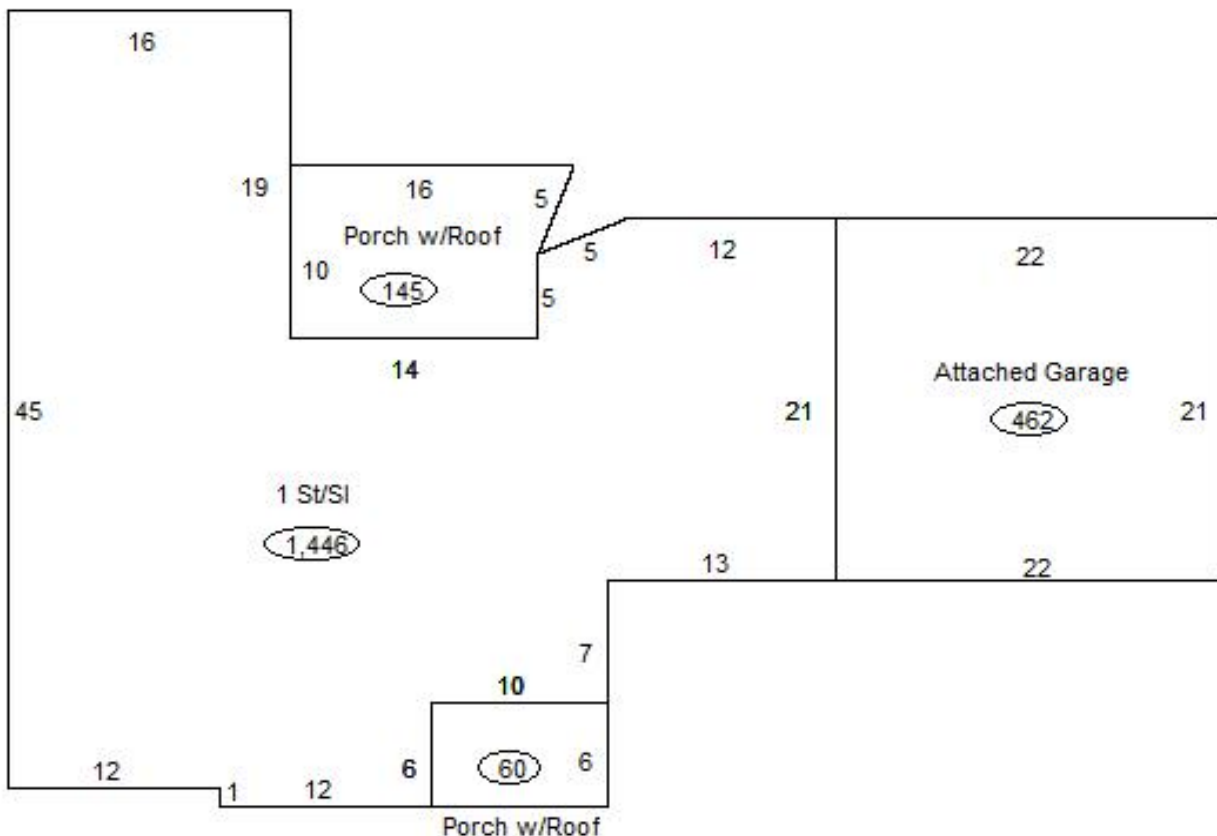
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Sketch Image

660006301



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,446	1.000	1,446
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	145	1.000	145
Total Building Area						1,446		1,446