



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:09:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028313 <b>Parcel ID</b> 21N15E-33-3-00000-000-0000 <b>Cadastral ID</b> 33-21-15-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 4 - VERDIGRIS/VERD FIRE <b>Name ID</b> 255138 HIGLEY, JOHN H &  BRENDA L 24784 S MALCOLM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 24784 MALCOLM RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.14 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 3 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25392356 -95.71660300 N 230', S 426.99', W 216.18' E2 SW NE SW																																																																																																																									
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 Time 08:09:06  
 Page 2

Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3541	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	58,986.00 x .70 = 41,018	
Factor Value		
Adjustments	1.0000	
Lot Value	41,018	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



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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	195,837	128.67	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,347		
Lot Value	41,018		
Indicated Value	165,365	108.65	Per SqFt
Agland Value			
Site Improvements	21,365		
Total Value	186,730	122.69	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.70	Total Misc Impr	+	10,850			
Roofing Adj	+ 4.40	Garage Cost	+	15,316			
Subfloor Adj	+ -1.15	Total RCN	=	214,392			
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	90,045			
Plumbing Adj	+ 9.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,347			
Adj Base Cost	= 123.67	Lot Value	+	41,018			
Total Area	x 1,522	Indicated Value	=	165,365			
Adjusted Cost	= 188,226	Value Per SqFt		108.65			

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	68159	12x10		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	68160	121		121	23.87		2,888
SHLT	STORM SHELTER			1	2019	0.00		



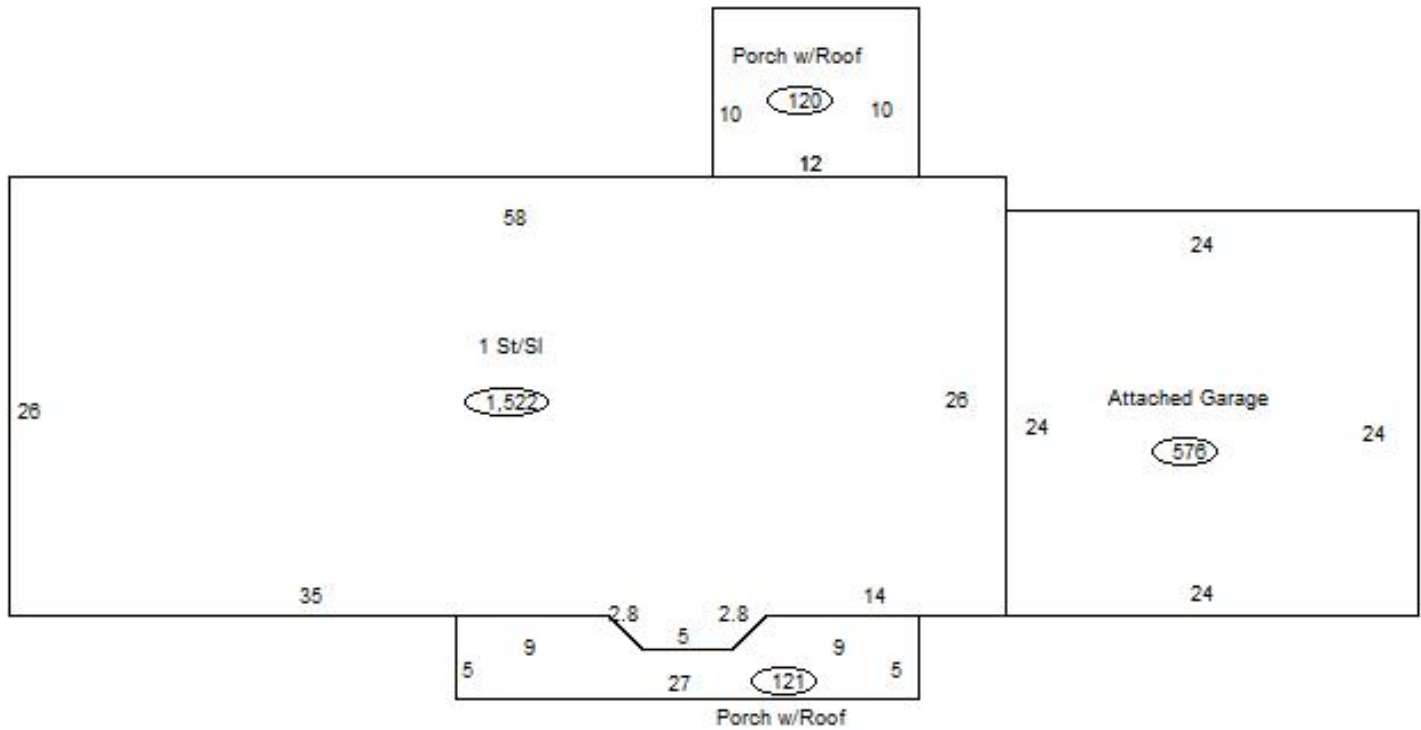
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 Page 3

Sketch Image

660028313



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	121	1.000	121
<b>Total Building Area</b>						1,522		1,522



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Time 08:09:06  
Page 4

660028313

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			672	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (27.51 x 672)		18,487		18,487	4,622	13,865
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	17,500	7,500
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						