



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 660098468 Parcel ID 21N16E-08-2-00379-001-0002 Cadastral ID 08-21-16-13020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313714 HIGHFILL LAND LLC PO BOX 464 CLAREMORE OK 74018-0464 Parcel Location Situs 00307 N WORTMAN AVE Subdivision HIGHFILL RENTALS Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lot/Long: 36.31918043 -95.62556028																																																																																																	
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1594		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,943.00 x 4.15 = 28,813		
Factor Value			
Adjustments	1.1857		
Lot Value	34,163		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-18\IMG_003 5/18/2023

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,118 / 2,118
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,118
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	534 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	276,992	130.78	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	111.95	Total Misc Impr	+ 4,796
Roofing Adj	+ 3.97	Garage Cost	+ 21,018
Subfloor Adj	+ -1.59	Total RCN	= 307,084
Heat/Cool Adj	+ 11.69	Depreciation (9%)	- 27,638
Plumbing Adj	+ 6.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 279,446
Adj Base Cost	= 132.80	Lot Value	+ 34,163
Total Area	x 2,118	Indicated Value	= 313,609
Adjusted Cost	= 281,270	Value Per SqFt	148.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,446		
Lot Value	34,163		
Indicated Value	313,609	148.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	313,609	148.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127789	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	127790	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	127791	4x3		12	26.18		314
PRCH	SLAB PORCH - COVERED	127792	4x3		12	26.18		314
PATO	SLAB PORCH - OPEN	144226	12x6		72	11.48		827
PATO	SLAB PORCH - OPEN	144227	12x6		72	11.48		827



Rogers

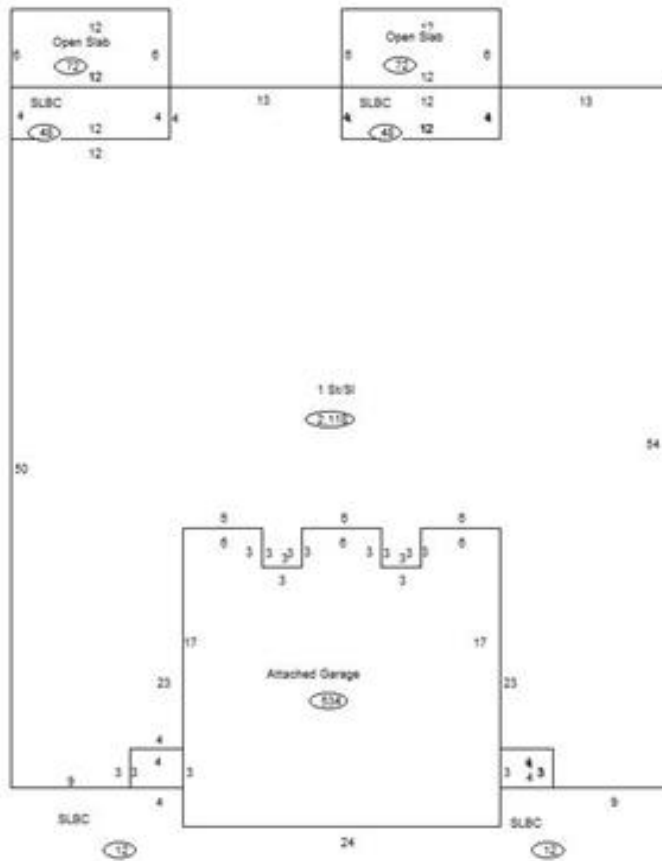
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Sketch Image

660098468



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,118	1.000	2,118
2	G	1		10	Attached Garage	534	1.000	534
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	48	1.000	48
5	M	PRCH		10	SLBC	12	1.000	12
6	M	PRCH		10	SLBC	12	1.000	12
7	M	PATO		10	Open Slab	72	1.000	72
8	M	PATO		10	Open Slab	72	1.000	72
Total Building Area						2,118		2,118