




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660098469			 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-18\IMG_003! 5/18/2023</p>						
Parcel ID	21N16E-08-2-00379-001-0003									
Cadastral ID	08-21-16-13030									
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	00303 N WORTMAN AVE									
Subdivision	HIGHFILL RENTALS									
Lot/Block	0003 / 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 Lat/Long: 36.31901730 -95.62560681				Building Permits						
LOT 3 BLOCK 1 HIGHFILL RENTALS				Number	Description	Opened	Closed	Amount		
				4434	R17-NEW 2100 SQ FT DUPLEX	02/2016	06/2016			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	34,218	19,867	11%	2,185	Assessed	15,869	1,466.77	
Year Frozen		Improvements	279,446	124,396		13,684	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	313,664	144,263		15,869	Total Taxable	15,869	1,467.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660098469	HIGHFILL LAND LLC	17	307,990	0	15,113	1,397.00			
2024	2024-660098469	HIGHFILL LAND LLC	17	311,391	0	14,394	1,330.00			
2023	2023-660098469	HIGHFILL LAND LLC	17	276,732	0	13,708	1,256.00			
2022	2022-660098469	HIGHFILL LAND LLC	17	228,218	0	13,056	1,209.00			
2021	2021-660098469	HIGHFILL LAND LLC	17	211,761	0	12,434	1,098.00			
2020	2020-660098469	HIGHFILL LAND LLC	17	210,041	0	11,842	1,084.00			
2019	2019-660098469	HIGHFILL LAND LLC	17	197,312	0	11,278	1,045.00			
2018	2018-660098469	HIGHFILL LAND LLC	17	204,834	0	10,742	993.00			
2017	2017-660098469	HIGHFILL LAND LLC	17	111,512	0	10,229	939.00			
2016	2016-660098469	HIGHFILL LAND LLC	17	1,415	0	156	15.00			



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1596		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,954.00 x 4.15 = 28,859		
Factor Value			
Adjustments	1.1857		
Lot Value	34,218		



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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	+ 34,218
Total Area	x 2,118	Indicated Value	= 313,664
Adjusted Cost	= 281,270	Value Per SqFt	148.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,446		
Lot Value	34,218		
Indicated Value	313,664	148.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	313,664	148.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127782	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	127783	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	127785	4x3		12	26.18		314
PRCH	SLAB PORCH - COVERED	127786	4x3		12	26.18		314
PATO	SLAB PORCH - OPEN	144228	12x6		72	11.48		827
PATO	SLAB PORCH - OPEN	144229	12x6		72	11.48		827



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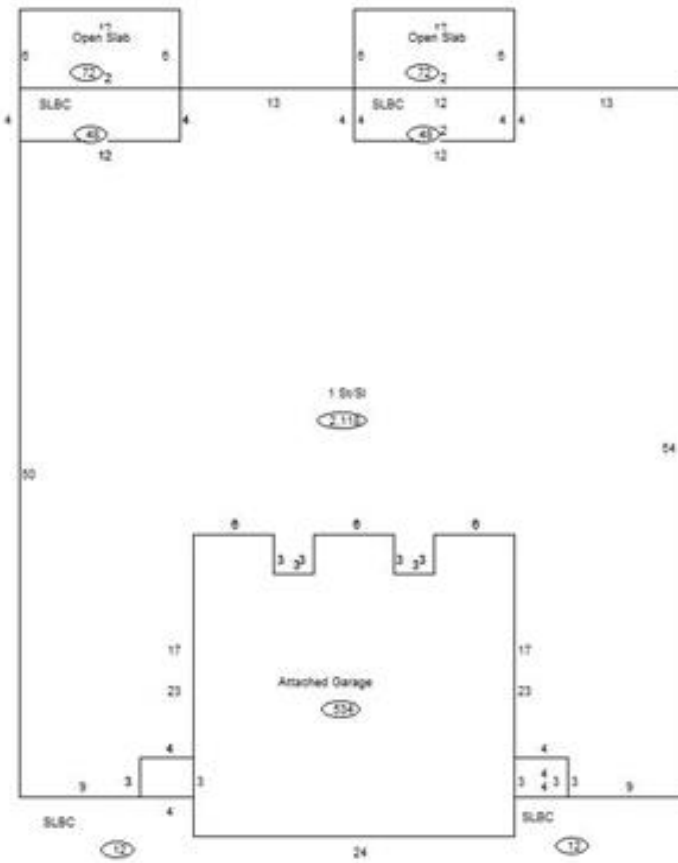
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,118	1.000	2,118
2	M	PRCH		10	SLBC	48	1.000	48
3	M	PRCH		10	SLBC	48	1.000	48
4	G	1		10	Attached Garage	534	1.000	534
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