



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:11
Page 1

Assessment Data				Primary Image					
Account	660098470								
Parcel ID	21N16E-08-2-00379-001-0004								
Cadastral ID	08-21-16-13040								
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	00215 N WORTMAN AVE								
Subdivision	HIGHFILL RENTALS								
Lot/Block	0004 / 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: 36.31882079 -95.62555575				Building Permits					
LOT 4 BLOCK 1 HIGHFILL RENTALS				Number	Description	Opened	Closed	Amount	
				4433	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	34,505	19,875	11%	2,186	Assessed	15,869	1,466.77
Year Frozen		Improvements	279,446	124,388		13,683	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	313,951	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	2025-660098470	HIGHFILL LAND LLC	17	308,277	0	15,113	1,397.00		
2024	2024-660098470	HIGHFILL LAND LLC	17	311,632	0	14,394	1,330.00		
2023	2023-660098470	HIGHFILL LAND LLC	17	276,732	0	13,708	1,256.00		
2022	2022-660098470	HIGHFILL LAND LLC	17	228,218	0	13,056	1,209.00		
2021	2021-660098470	HIGHFILL LAND LLC	17	211,761	0	12,434	1,098.00		
2020	2020-660098470	HIGHFILL LAND LLC	17	210,041	0	11,842	1,084.00		
2019	2019-660098470	HIGHFILL LAND LLC	17	197,312	0	11,278	1,045.00		
2018	2018-660098470	HIGHFILL LAND LLC	17	204,834	0	10,742	993.00		
2017	2017-660098470	HIGHFILL LAND LLC	17	111,512	0	10,229	939.00		
2016	2016-660098470	HIGHFILL LAND LLC	17	1,415	0	156	15.00		



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Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.161		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,012.00 x 4.15 = 29,100		
Factor Value			
Adjustments	1.1857		
Lot Value	34,505		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-18\IMG_003I 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	+ 34,505
Total Area	x 2,118	Indicated Value	= 313,951
Adjusted Cost	= 281,270	Value Per SqFt	148.23

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,446		
Lot Value	34,505		
Indicated Value	313,951	148.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	313,951	148.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127776	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	127777	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	127779	4x3		12	26.18		314
PRCH	SLAB PORCH - COVERED	127780	4x3		12	26.18		314
PATO	SLAB PORCH - OPEN	144230	12x6		72	11.48		827
PATO	SLAB PORCH - OPEN	144231	12x6		72	11.48		827

