



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:08:22
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Assessment Data					Primary Image																																																																																												
Account 660098476 Parcel ID 21N16E-08-2-00379-001-00101 Cadastral ID 08-21-16-13100 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319111 HIGHFILL, RANDY BOB TRUSTEE PO BOX 2595 CLAREMORE OK 74018-0000 Parcel Location Situs 00117 N WORTMAN AVE Subdivision HIGHFILL RENTALS Lot/Block 0010 / 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: 36.31770070 -95.62551253																																																																																																	
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2154		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,381.00 x 4.15 = 38,931		
Factor Value			
Adjustments	1.0000		
Lot Value	38,931		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-18\IMG_004; 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	486 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	272,702	128.75	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	+	19,513	
Subfloor Adj	+ -1.59	Total RCN	=	305,579	
Heat/Cool Adj	+ 11.69	Depreciation (9%)	-	27,502	
Plumbing Adj	+ 6.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	278,077	
Adj Base Cost	= 132.80	Lot Value	+	38,931	
Total Area	x 2,118	Indicated Value	=	317,008	
Adjusted Cost	= 281,270	Value Per SqFt		149.67	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	278,077		
Lot Value	38,931		
Indicated Value	317,008	149.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	317,008	149.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	128511	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	128512	12x4		48	26.18		1,257
PRCH	SLAB PORCH - COVERED	128513	4x3		12	26.18		314
PRCH	SLAB PORCH - COVERED	128514	4x3		12	26.18		314
PATO	SLAB PORCH - OPEN	144242	12x6		72	11.48		827
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