



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 660099847 Parcel ID 0000000-00-00902-001-0001 Cadastral ID 08-21-16-23200 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313714 HIGHFILL LAND LLC PO BOX 464 CLAREMORE OK 74018-0464 Parcel Location Situs 00200 N DAVIS AVE Subdivision WESTSIDE COMMERCIAL Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																									
Legal Description Lot/Long: 36.31931460 -95.62624503										REVAL 2024 10/19/2023																																																																															
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 47,460.00 x 1.19 = 56,400</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 56,400</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 7,888</p> <p>Total Base Value 1,707,673</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,707,673</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,639,366</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 1,639,366</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 32,461</p> <p>Total Improvement Value 1,671,827</p> <p>Land Value 56,400</p> <p>Cost Approach Value 1,728,227 219.10/SqFt</p>	<p>Image ID 1034080</p> <p>Image Date 10/19/2023</p> <p>Name IMG_0012.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 32,461</p> <p>Land Value 56,400</p> <p>Total Appraised Value 1,728,227 219.10/SqFt</p>



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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	C	300		20 300		7,888	1.000	7,888
Total Building Area						7,888		7,888



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Parcel ID 0000000-00-00902-001-0001
Cadastral ID 08-21-16-23200

Tax Area Code 17
Property Class UCP
Owners Name HIGHFILL LAND LLC

Building Data

Building ID 4240
Building Sequence 1
Occupancy 1 300 Apartment 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,888
Average Perimeter 532
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2017
Effective Age 5
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 10 - Cavity Brick
Heating/Cooling 2 - Forced Air Unit
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0012.JPG
Image Date 10/19/2023
Image Name IMG_0012.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 91.40
Wall Cost 114.06
HVAC Cost 11.03
Basement Cost 0.00
Total Base Cost 216.49
Total Area 7,888
Base RCN 1,707,673
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,707,673
Physical Depreciation 4%
Functional Depreciation
Total Depreciation 4% (68,307)
Total RCNLD 1,639,366
Lump Sums
Total Building Value 1,639,366 \$ 207.83 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			9,200
	Qual 3	Cond 3	Year 2018	Eff Age	4	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 9,200)			40,664	8,539
				32,125



STGG	STG GOOD	0x0x0			20
Qual 3	Cond 3	Year 2018	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.36 x 20)			187	19
				168



STGG	STG GOOD	0x0x0			20
Qual 3	Cond 3	Year 2018	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.36 x 20)			187	19
				168

Total Site Improvement Value 32,461