



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 660099848 Parcel ID 0000000-00-000902-001-0002 Cadastral ID 08-21-16-23210 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 00180 N DAVIS AVE Subdivision WESTSIDE COMMERCIAL Lot/Block 0002 / 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: 36.31882972 -95.62623276 LOT 2 BLOCK 1 WESTSIDE COMMERCIAL																																																																																									
					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R20</td> <td>R21-BUILDING NEW BUILDINGS</td> <td>01/2020</td> <td>12/2020</td> <td></td> </tr> <tr> <td>MFAM180298</td> <td>R18-7 UNIT APARTMENT BLDG</td> <td>10/2018</td> <td>07/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-BUILDING NEW BUILDINGS	01/2020	12/2020		MFAM180298	R18-7 UNIT APARTMENT BLDG	10/2018	07/2019																																																																		
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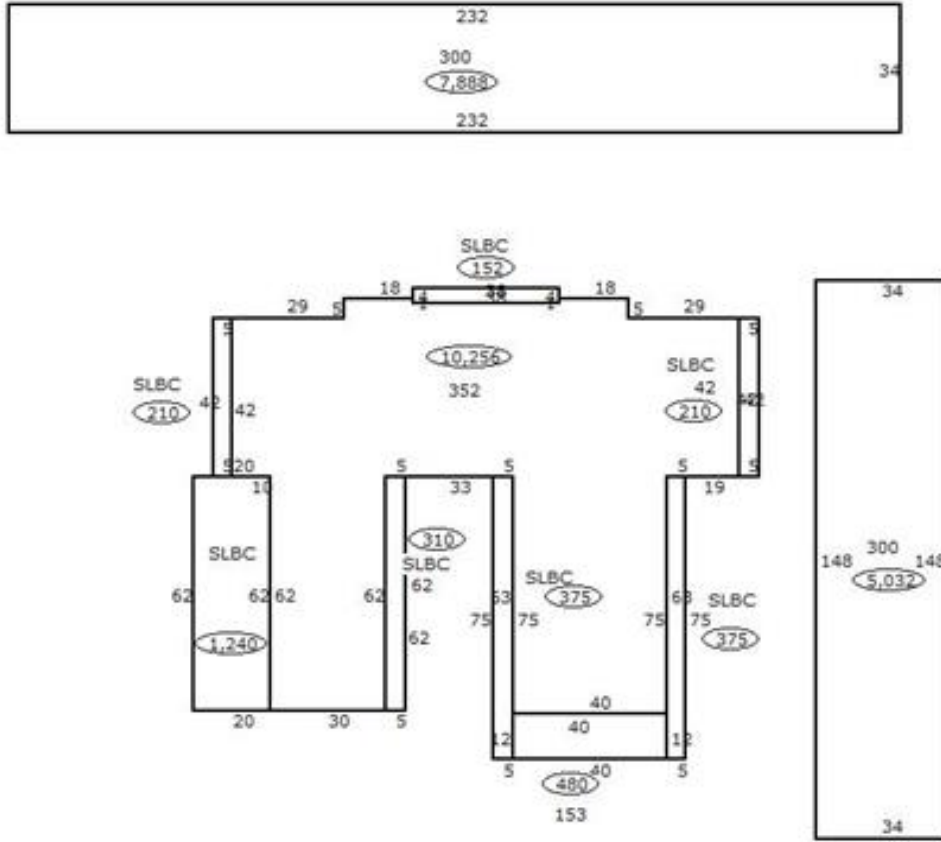
Date 04/18/2026
 Time 09:25:30
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 68,700.00 x .98 = 67,020</p> <p>Factor Value 0</p> <p>Adjustments 70.81%</p> <p>Lot Value 47,457</p>	
<p>Cost Approach</p>	<p>Image Information</p>
<p>Manual Date 01/2025</p> <p>Total Building Area 23,656</p> <p>Total Base Value 3,562,231</p> <p>Modifier Value</p> <p>Misc Improvements 275,463</p> <p>Replacement Cost New 3,837,694</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 3,741,914</p> <p>Economic Depreciation 15%</p> <p>RCNLD (All Sources) 3,180,627</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 72,603</p> <p>Total Improvement Value 3,253,230</p> <p>Land Value 47,457</p> <p>Cost Approach Value 3,300,687 139.53/SqFt</p>	<p>Image ID 1034082</p> <p>Image Date 10/19/2023</p> <p>Name IMG_0011.JPG</p> <p>Description REVAL 2024</p>
<p>Income Approach</p>	<p>Value Reconciliation</p>
<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 72,603</p> <p>Land Value 47,457</p> <p>Total Appraised Value 3,300,687 139.53/SqFt</p>



Sketch Image

660099848



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	300		40	300	7,888	1.000	7,888
2	C	300		40	300	5,032	1.000	5,032
3	C	352		40	352	10,256	1.000	10,256
4	C	153		40	153	480	1.000	480
5	M	PRCH		40	SLBC	210	1.000	210
6	M	PRCH		40	SLBC	1,240	1.000	1,240
7	M	PRCH		40	SLBC	310	1.000	310
8	M	PRCH		40	SLBC	375	1.000	375
9	M	PRCH		40	SLBC	375	1.000	375
10	M	PRCH		40	SLBC	210	1.000	210
11	M	PRCH		40	SLBC	152	1.000	152
Total Building Area						23,656		23,656



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Account 660099848
Parcel ID 0000000-00-000902-001-0002
Cadastral ID 08-21-16-23210

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

Building Data

Building ID 4686
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 76%
Occupancy 2 326 Storage Garage 4%
Occupancy 3 344 Office Building 20%
Total Floor Area 10,736
Average Perimeter 674
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2020
Effective Age 3
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
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_0011.JPG
Image Date 10/19/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 77.80
Wall Cost 62.64
HVAC Cost 14.14
Basement Cost 0.00
Total Base Cost 154.58
Total Area 10,736
Base RCN 1,659,571
Misc Impr Value 275,463

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,935,034
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (38,701)
Total RCNLD 1,896,333
Lump Sums
Total Building Value 1,896,333 \$ 176.63 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PRCH	SLAB PORCH - COVERED		42x5	210	114.32		24,007	
PRCH	SLAB PORCH - COVERED		62x20	1,240	77.78		96,447	
PRCH	SLAB PORCH - COVERED		62x5	310	108.96		33,778	
PRCH	SLAB PORCH - COVERED		75x5	375	105.77		39,664	
PRCH	SLAB PORCH - COVERED		75x5	375	105.77		39,664	
PRCH	SLAB PORCH - COVERED		42x5	210	114.32		24,007	
PRCH	SLAB PORCH - COVERED		38x4	152	117.74		17,896	
Total Misc Improvement								275,463



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Account 660099848
Parcel ID 0000000-00-000902-001-0002
Cadastral ID 08-21-16-23210

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

Building Data

Building ID 4427
Building Sequence 2
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,032
Average Perimeter 364
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2019
Effective Age 4
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
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_0011.JPG
Image Date 10/19/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 80.02
Wall Cost 55.73
HVAC Cost 14.14
Basement Cost 0.00
Total Base Cost 149.89
Total Area 5,032
Base RCN 754,246
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 754,246
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (22,627)
Total RCNLD 731,619
Lump Sums
Total Building Value 731,619 \$ 145.39 Per SqFt



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Account 660099848
Parcel ID 0000000-00-000902-001-0002
Cadastral ID 08-21-16-23210

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

Building Data

Building ID 4425
Building Sequence 3
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,888
Average Perimeter 532
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2019
Effective Age 4
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 8 - Warmed and Cooled Air
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_0011.JPG
Image Date 10/19/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 79.49
Wall Cost 51.96
HVAC Cost 14.14
Basement Cost 0.00
Total Base Cost 145.59
Total Area 7,888
Base RCN 1,148,414
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,148,414
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (34,452)
Total RCNLD 1,113,962
Lump Sums
Total Building Value 1,113,962 \$ 141.22 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			20,600
	Qual 3	Cond 3	Year 2019	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.42 x 20,600)			91,052	19,121	71,931
	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	Cond	Year	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	Cond	Year	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	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (9.36 x 20)			187	19	168
Total Site Improvement Value						72,603