



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	660011887								
Parcel ID	21N15E-11-2-00000-000-0000								
Cadastral ID	11-21-15-03400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	114884								
HAGAR, JAMES C &									
SHIRLEY LIFE ESTATE									
20303 S 4112 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20303 S 4112 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.51 - Acres						
Sec/Twn/Rng	11 / 21 / 15 / 2								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
S2 N2 SE NW LESS W 725' THEREOF. Lat/Long: 36.31695370 -95.67865377									
Building Permits									
S2 N2 SE NW LESS W 725' THEREOF.									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	1999	Land Value	109,547	43,185	11%	4,750	Assessed	14,458	1,538.93
Year Frozen	2005	Improvements	168,154	88,256		9,708	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	277,701	131,441		14,458	Total Taxable	14,458	1,539.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011887	HAGAR, JAMES C &	8	259,311	0	13,770	1,466.00		
2024	2024-660011887	HAGAR, JAMES C &	8	268,215	0	13,114	1,396.00		
2023	2023-660011887	HAGAR, JAMES C &	8	210,584	0	12,490	1,319.00		
2022	2022-660011887	HAGAR, JAMES C &	8	206,809	0	11,896	1,264.00		
2021	2021-660011887	HAGAR, JAMES C &	8	219,179	0	11,329	1,154.00		
2020	2020-660011887	HAGAR, JAMES C &	8	215,263	0	10,790	1,140.00		
2019	2019-660011887	HAGAR, JAMES C &	8	200,188	0	10,276	1,097.00		
2018	2018-660011887	HAGAR, JAMES C &	8	209,260	0	9,786	1,042.00		
2017	2017-660011887	HAGAR, JAMES C &	8	207,617	1000	8,787	934.00		
2016	2016-660011887	HAGAR, JAMES C &	8	203,599	1000	8,786	962.00		
2015	2015-660011887	HAGAR, JAMES C &	8	201,801	1000	8,787	917.00		
2014	2014-660011887	HAGAR, JAMES C &	8	203,221	1000	8,786	930.00		
2013	2013-660011887	HAGAR, JAMES C &	8	196,855	1000	8,786	916.00		



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size Lot Count Units Buildable 4.51 Non-Ag Acres 4.5495 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 198,175.00 x .55 = 109,547 Factor Value Adjustments 1.0000 Lot Value 109,547		 <p>07/22/2022 12:10</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0722\IMG_0045. 7/26/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,778 / 2,418
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,778
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	217,352	89.89	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.87	Total Misc Impr	+ 23,522				
Roofing Adj	+ 3.46	Garage Cost	+ 0				
Subfloor Adj	+ -1.77	Total RCN	= 306,573				
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 147,155				
Plumbing Adj	+ 5.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,418				
Adj Base Cost	= 117.06	Lot Value	+ 109,547				
Total Area	x 2,418	Indicated Value	= 268,965				
Adjusted Cost	= 283,051	Value Per SqFt	111.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,418		
Lot Value	109,547		
Indicated Value	268,965	111.23	Per SqFt
Agland Value			
Site Improvements	8,736		
Total Value	277,701	114.85	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40	5,615
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	28465		316	316	28.68	9,063
PRCH	SLAB PORCH - COVERED	28466		342	342	25.86	8,844



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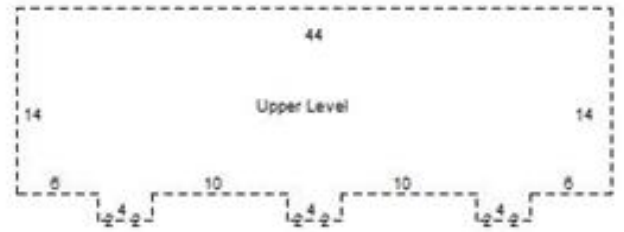
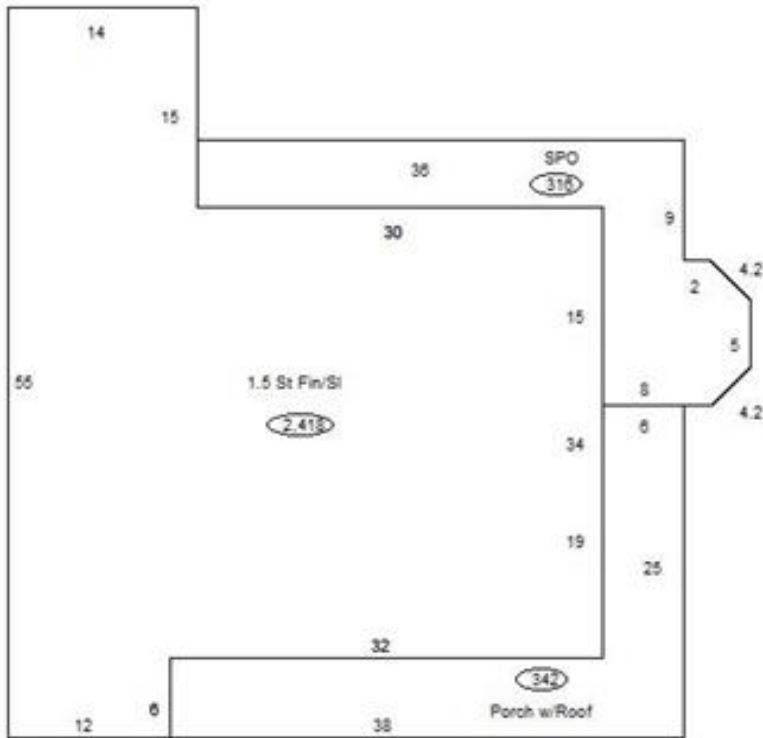
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,778	1.360	2,418
2	U	^UL	Overhang	13	Upper Level	640	1.000	640
3	M	EPKS		13	Screen Porch	316	1.000	316
4	M	PRCH		13	SLBC	342	1.000	342
Total Building Area						1,778		2,418



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			780
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 780)		12,480	12,480	3,744		8,736