



# 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	660029441								
Parcel ID	000000-00-0-00027-002-0014								
Cadastral ID	34-21-15-04330								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	308612								
HAGER, STEPHEN EARL & LORI									
7344 E BOLEN RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	07344 E BOLEN RD								
Subdivision	BATTENFIELD ACRES 4								
Lot/Block	0014 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	34 / 21 / 15 / 5								
Neighborhood	1122 - R-V04-SE VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25697515 -95.69887792									
Building Permits									
LOT 14 BLOCK 2 BATTENFIELD ACRES 4									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	19,116	2289/804	SCHOLLES, NORMAN ALLEN &	11/28/2012	145,000	YES
					1118/725	TAYLOR, JIMMY E & CONNIE E	06/25/1998	125,000	No
					855/579			72,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2013	Land Value	71,111	36,002	11%	3,960	Assessed	19,116	1,990.58
Year Frozen	0	Improvements	155,725	137,784		15,156	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	19,116	-1,671.00
TIF Project ID	0	Total Value	226,836	173,786		19,116	Total Taxable	0	320.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029441	HAGER, STEPHEN EARL &			4	219,476	18560		311.00
2024	2024-660029441	HAGER, STEPHEN EARL &			4	243,409	18020		186.00
2023	2023-660029441	HAGER, STEPHEN EARL &			4	175,649	17495		180.00
2022	2022-660029441	HAGER, STEPHEN EARL &			4	156,755	16985		175.00
2021	2021-660029441	HAGER, STEPHEN EARL &			4	149,912	16490		170.00
2020	2020-660029441	HAGER, STEPHEN EARL &			4	150,581	16564		171.00
2019	2019-660029441	HAGER, STEPHEN EARL &			4	146,274	16090		166.00
2018	2018-660029441	HAGER, STEPHEN EARL &			4	153,003	16830		173.00
2017	2017-660029441	HAGER, STEPHEN EARL &			4	151,498	16665		172.00
2016	2016-660029441	HAGER, STEPHEN EARL &			4	148,095	16290		168.00
2015	2015-660029441	HAGER, STEPHEN EARL &			4	146,968	16166		167.00
2014	2014-660029441	HAGER, STEPHEN EARL &			4	150,012	16288		168.00
2013	2013-660029441	HAGER, STEPHEN EARL &			4	143,758	15813		163.00



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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9603		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	41,830.00 x 1.70 = 71,111		
Factor Value			
Adjustments	1.0000		
Lot Value	71,111		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,587 / 1,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,587
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	173,986	109.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	225,270		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.67	Total Misc Impr	+ 38,669
Roofing Adj	+ 4.46	Garage Cost	+ 12,100
Subfloor Adj	+ -1.15	Total RCN	= 256,000
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 112,640
Plumbing Adj	+ 8.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,360
Adj Base Cost	= 129.32	Lot Value	+ 71,111
Total Area	x 1,587	Indicated Value	= 214,471
Adjusted Cost	= 205,231	Value Per SqFt	135.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,360		
Lot Value	71,111		
Indicated Value	214,471	135.14	Per SqFt
Agland Value			
Site Improvements	12,365		
Total Value	226,836	142.93	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	70542	12x7		84	24.00		2,016
EPSW	ENCLOSED PORCH - SOLID WALL	70543	527		527	59.88		31,557



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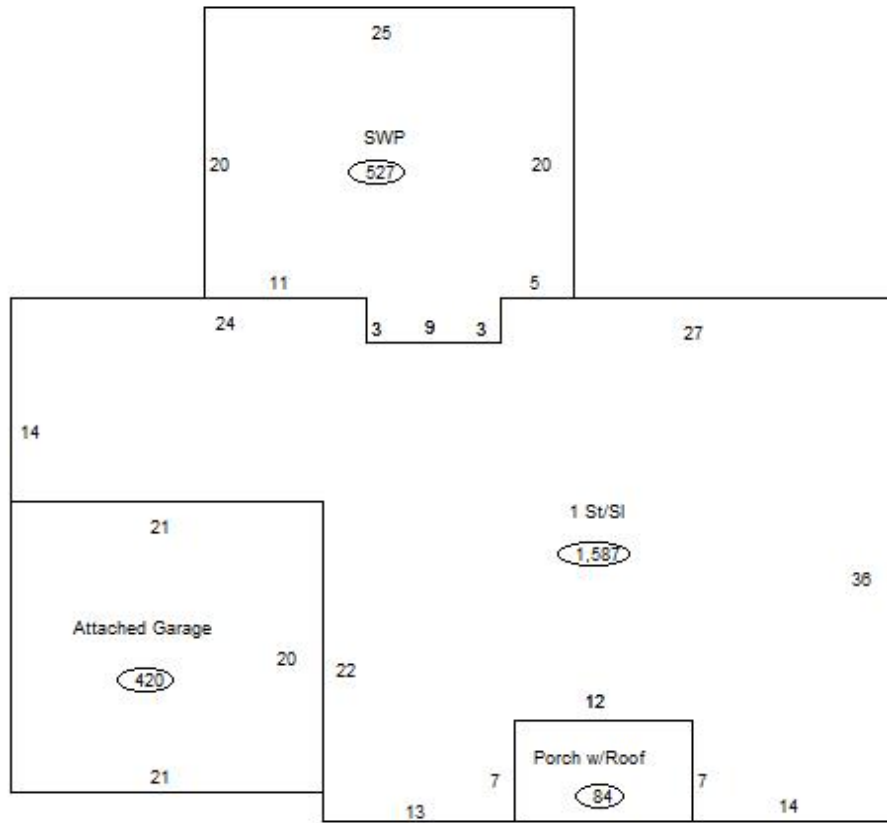
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,587	1.000	1,587
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	84	1.000	84
4	M	EPSW		13	EPSW	527	1.000	527
<b>Total Building Area</b>						<b>1,587</b>		<b>1,587</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual	3	Cond 3	Year	2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (32.53 x 720)		23,422			23,422	11,477	11,945
	LT	LEAN-TO	12x12x0			144	
	Qual	2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.92 x 144)		420			420		420