



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	660097350				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0719\IMG_0049. 7/20/2022</p>				
Parcel ID	21N15E-12-3-00000-000-0003								
Cadastral ID	12-21-15-00430								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	8 - CLAREMORE/ NW FIRE								
Name ID	317066								
HALL, RAY A & CHRISTINE L									
20545 S 4120 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	20545 S 4120 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.65 - Acres						
Sec/Twn/Rng	12 / 21 / 15 / 3								
Neighborhood	6080 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31307479 -95.66750212									
COMM NW/C N2 SW S01.1504E 419.46; S16.3636E 48.70 TO POB; N88 4008E 647.10; S01.1504E 193.22; S88.3954W 577.55; N00.2028E 66.47; N21.3702W 46.80; N36.2100W 92.38; N16.3636W 7.53									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18 000186	R19- NEW 24X76 DTCH ACC BLDG	07/2018	10/2018	18,000					
R2015 02 29	R16-NEW 3041 SQ FT SFR	07/2015	07/2015	225,000					
R2015 07 9	R16-NEW 2525 SQ FT SFR	07/2015	11/2015	190,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2514/604	DAKE PROPERTIES INC	11/30/2015	278,000	YES					
2450/564	DAKE PROPERTIES INC	01/22/2015		4					
2434/573	T & T PROPERTIES LLC	10/24/2014	50,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	
Remove Cap	2016	Land Value	86,117	58,537	11%	6,439	Assessed	35,787	
Year Frozen	2022	Improvements	392,506	266,803		29,348	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	478,623	325,340		35,787	Total Taxable	34,787	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660097350	HALL, RAY A & CHRISTINE L	8	455,298	1000	34,788	3,716.00		
2024	2024-660097350	HALL, RAY A & CHRISTINE L	8	475,486	1000	34,788	3,716.00		
2023	2023-660097350	HALL, RAY A & CHRISTINE L	8	369,610	1000	34,787	3,687.00		
2022	2022-660097350	HALL, RAY A & CHRISTINE L	8	369,409	1000	34,788	3,710.00		
2021	2021-660097350	HALL, RAY A & CHRISTINE L	8	327,713	1000	33,746	3,453.00		
2020	2020-660097350	HALL, RAY A & CHRISTINE L	8	318,452	1000	32,733	3,471.00		
2019	2019-660097350	HALL, RAY A & CHRISTINE L	8	297,734	1000	31,751	3,403.00		
2018	2018-660097350	HALL, RAY A & CHRISTINE L	8	287,804	1000	30,659	3,281.00		
2017	2017-660097350	HALL, RAY A & CHRISTINE L	8	285,361	1000	30,390	3,199.00		
2016	2016-660097350	HALL, RAY A & CHRISTINE L	8	277,707	1000	29,548	3,200.00		
2015	2015-660097350	DAKE PROPERTIES INC	8	557	0	61	6.00		



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Lot Data		Square-Foot - NBHD 6080 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.7566		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	120,077.00 x .72 = 86,117		
Factor Value			
Adjustments	1.0000		
Lot Value	86,117		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,463 / 2,463
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,463
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	963 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	409,593 166.30 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.91	Total Misc Impr	+ 16,005
Roofing Adj	+ 5.18	Garage Cost	+ 35,833
Subfloor Adj	+ -3.39	Total RCN	= 382,471
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 30,598
Plumbing Adj	+ 9.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 351,873
Adj Base Cost	= 134.24	Lot Value	+ 86,117
Total Area	x 2,463	Indicated Value	= 437,990
Adjusted Cost	= 330,633	Value Per SqFt	177.83

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	351,873
Lot Value	86,117
Indicated Value	437,990 177.83 Per SqFt
Agland Value	
Site Improvements	40,633
Total Value	478,623 194.33 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	124970		261	261	28.60		7,465
PRCH	SLAB PORCH - COVERED	124971		9x8	72	29.30		2,110



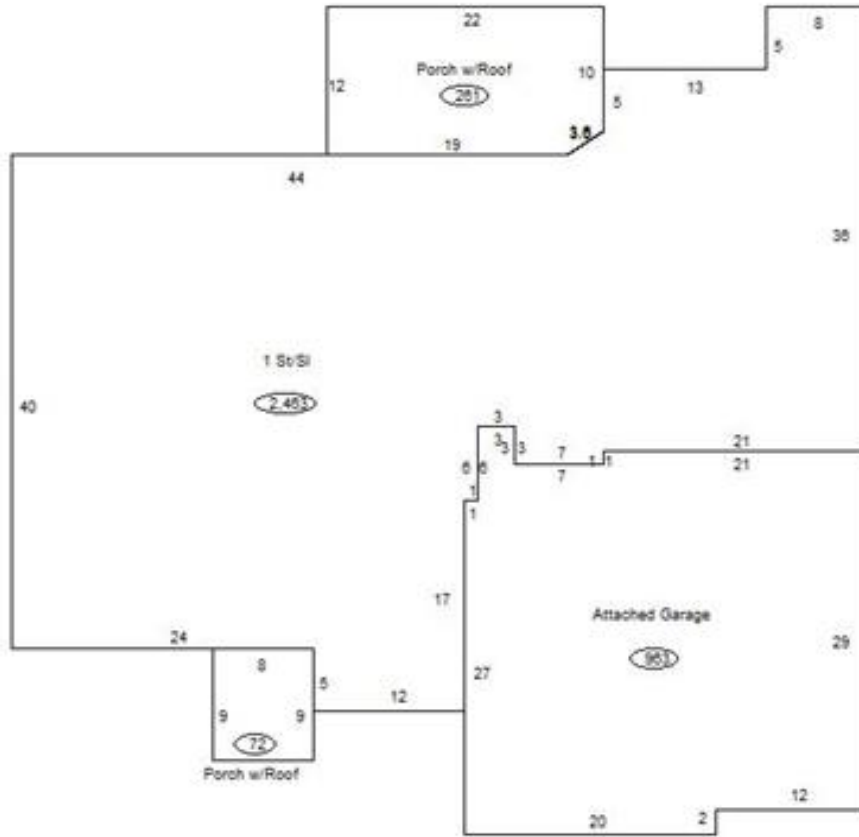
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Sketch Image

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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/Sl	2,463	1.000	2,463
2	G	1		13	Attached Garage	963	1.000	963
3	M	PRCH		13	SLBC	261	1.000	261
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,463		2,463



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	40x24x0			960
	Qual	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.51 x 960)	11,050		11,050		11,050
	UTIL	SHOP BUILDING	36x24x0			864
	Qual	Cond	Year	2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 864)	29,583		29,583		29,583