



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:22:37
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Assessment Data	Primary Image
Account 660099745 Parcel ID 000000-00-0-00299-001-0005 Cadastral ID 05-21-16-18110 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341934 TYNER, KENDALL	

1605 FOREST HILL DR
 CLAREMORE OK 74017-0000

Parcel Location

Situs 01605 FOREST HILL DR
Subdivision ESTATES AT FOREST PARK II
Lot/Block 0005 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1154 - R-V01-NW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0022. 4/5/2023

Legal Description	Lat/Long: 36.33550741 -95.62752557	Building Permits										
LOT 5 BLOCK 1 ESTATES AT FOREST PARK PHASE II		<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>R19</td> <td>R19-NEW SFR PER VISUAL</td> <td>07/2018</td> <td>12/2018</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R19	R19-NEW SFR PER VISUAL	07/2018	12/2018	
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Exemptions	Sale History																																			
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Parcel Valuation				
Source	REAL	Fair Cash	Capped	Asmnt Level
Remove Cap	2024	87,226	87,226	11%
Year Frozen		Improvements	385,687	42,426
Uncapped Value	0	Mobile Home	0	0
TIF Project ID	0	Total Value	472,913	52,021
				Levy Rate 92.430
				Assessed 52,021
				Penalty 0
				Exemption 0
				Total Taxable 52,021
				Current Tax 4,808.30
				0.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660099745	TYNER, KENDALL	17	457,665	0	50,343	4,653.00	
2024	2024-660099745	TYNER, KENDALL	17	459,211	0	50,513	4,668.00	
2023	2023-660099745	TYNER, KENDALL	17	389,895	1000	38,433	3,520.00	
2022	2022-660099745	CONDER, RALPH L &	17	372,241	1000	37,285	3,451.00	
2021	2021-660099745	CONDER, RALPH L &	17	337,910	1000	36,170	3,194.00	
2020	2020-660099745	CONDER, RALPH L &	17	331,790	1000	35,497	3,250.00	
2019	2019-660099745	CONDER, RALPH L &	17	146,231	0	16,085	1,490.00	
2018	2018-660099745	EXECUTIVE HOMES LLC	17	43,000	0	4,730	437.00	
2017	2017-660099745	NORTHLAKE ESTATES LLC	17	4,773	0	525	48.00	



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2926		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,745.00 x 3.00 =	38,235	
Factor Value			
Adjustments	2.2813		
Lot Value	87,226		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,588 / 2,588
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,588
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	388,869	150.26	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	448,970 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.62	Total Misc Impr	+ 18,734				
Roofing Adj	+ 5.78	Garage Cost	+ 29,562				
Subfloor Adj	+ -4.57	Total RCN	= 410,305				
Heat/Cool Adj	+ 16.31	Depreciation (6%)	- 24,618				
Plumbing Adj	+ 9.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 385,687				
Adj Base Cost	= 139.88	Lot Value	+ 87,226				
Total Area	x 2,588	Indicated Value	= 472,913				
Adjusted Cost	= 362,009	Value Per SqFt	182.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	385,687		
Lot Value	87,226		
Indicated Value	472,913	182.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	472,913	182.73	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	139292	304		304	31.93		9,707
PRCH	SLAB PORCH - COVERED	139293	9x6		54	33.02		1,783

