




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:14:23
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Assessment Data				Primary Image							
Account	660108580			 <p>660108580_001.JPG 6/25/2024</p>							
Parcel ID	000000-0001-004-0-000-00										
Cadastral ID	05-21-16-19840										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	1								
Tax Area	17 - CLAREMORE OT										
Name ID	344659										
HUNTINGTON, TANNER & DALE											
1304 OAKHURST CIR CLAREMORE OK 74017-0000											
Parcel Location											
Situs	01304 OAKHURST CIR										
Subdivision	ESTATES AT FOREST PARK V										
Lot/Block	0004 / 0001	Parcel Size	1 - Lots								
Sec/Twn/Rng	5 / 21 / 16 / 5										
Neighborhood	1154 - R-V01-NW CLAREMORE										
School District	S001 - CLAREMORE SCHOOLS										
Legal Description Lat/Long: 36.33438016 -95.62408793				Building Permits							
LOT 4 BLOCK 1 ESTATES AT FOREST PARK V				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	EXECUTIVE HOMES LLC	06/21/2024	561,000	YES		
					/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	53,000	15		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	2025	Land Value	99,270	99,270	11%	10,920	Assessed	63,747	5,892.14		
Year Frozen		Improvements	480,243	480,243		52,827	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	579,513	579,513		63,747	Total Taxable	63,747	5,892.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108580	HUNTINGTON, TANNER &			17	564,889	0	62,138	5,743.00		
2024	2024-660108580	HUNTINGTON, TANNER &			17	53,000	0	5,830	539.00		



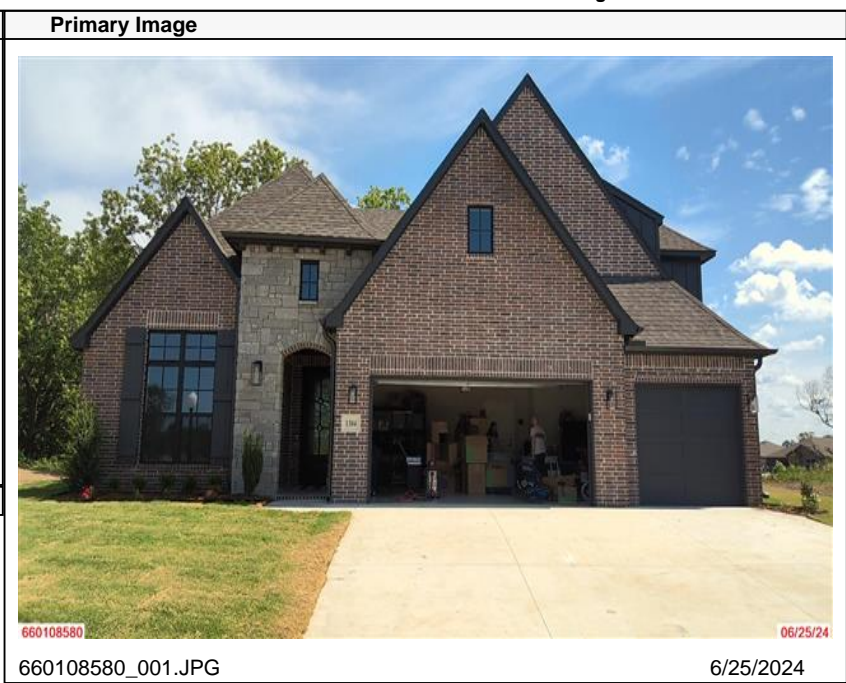
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3038		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	13,236.00 x 3.00 =	39,708	
Factor Value			
Adjustments	2.5000		
Lot Value	99,270		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	97% Veneer, Masonry 3% Veneer, Stone
Base/Total Area	2,189 / 3,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,189
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	656 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	593,260 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	480,243		
Lot Value	99,270		
Indicated Value	579,513	186.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	579,513	186.22	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.05	Total Misc Impr	+	9,934
Roofing Adj	+ 4.72	Garage Cost	+	42,843
Subfloor Adj	+ -3.25	Total RCN	=	490,044
Heat/Cool Adj	+ 18.45	Depreciation (2%)	-	9,801
Plumbing Adj	+ 8.54	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	480,243
Adj Base Cost	= 140.51	Lot Value	+	99,270
Total Area	x 3,112	Indicated Value	=	579,513
Adjusted Cost	= 437,267	Value Per SqFt		186.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	160439	17x13		221	36.21		8,002
PRCH	Porch	160440	52		52	37.16		1,932

