



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:52:19
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Assessment Data					Primary Image																																																																																																																				
Account 660003969 Parcel ID 000000-00-0-10430-004-0019 Cadastral ID 05-21-16-03720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332575 BETHEA, DAVID ROLAND 10204 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 00421 RIDGE AVE Subdivision STATE PREPARATORY Lot/Block 0019 / 0004 Parcel Size 6 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32349961 -95.63195085 LOTS 1 THRU 6 BLOCK 4 & VACATED ALLEY STATE PREPARATORY																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	20250		
Non-Ag Acres	0.425		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	18,513.00 x 3.84 = 71,159		
Factor Value			
Adjustments	1.0000		
Lot Value	71,159		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_003' 4/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,812 / 2,232
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,812
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,479	67.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	154,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.01	Total Misc Impr	+	21,080			
Roofing Adj	+ 3.54	Garage Cost	+				
Subfloor Adj	+ -0.93	Total RCN	=	257,136			
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	146,568			
Plumbing Adj	+ 4.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	110,568			
Adj Base Cost	= 105.76	Lot Value	+	71,159			
Total Area	x 2,232	Indicated Value	=	181,727			
Adjusted Cost	= 236,056	Value Per SqFt		81.42			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,568		
Lot Value	71,159		
Indicated Value	181,727	81.42	Per SqFt
Agland Value			
Site Improvements	5,104		
Total Value	186,831	83.71	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
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PRCH	SLAB PORCH - COVERED	10090	240		240	23.44		5,626
PRCH	SLAB PORCH - COVERED	10091	28x8		224	23.49		5,262



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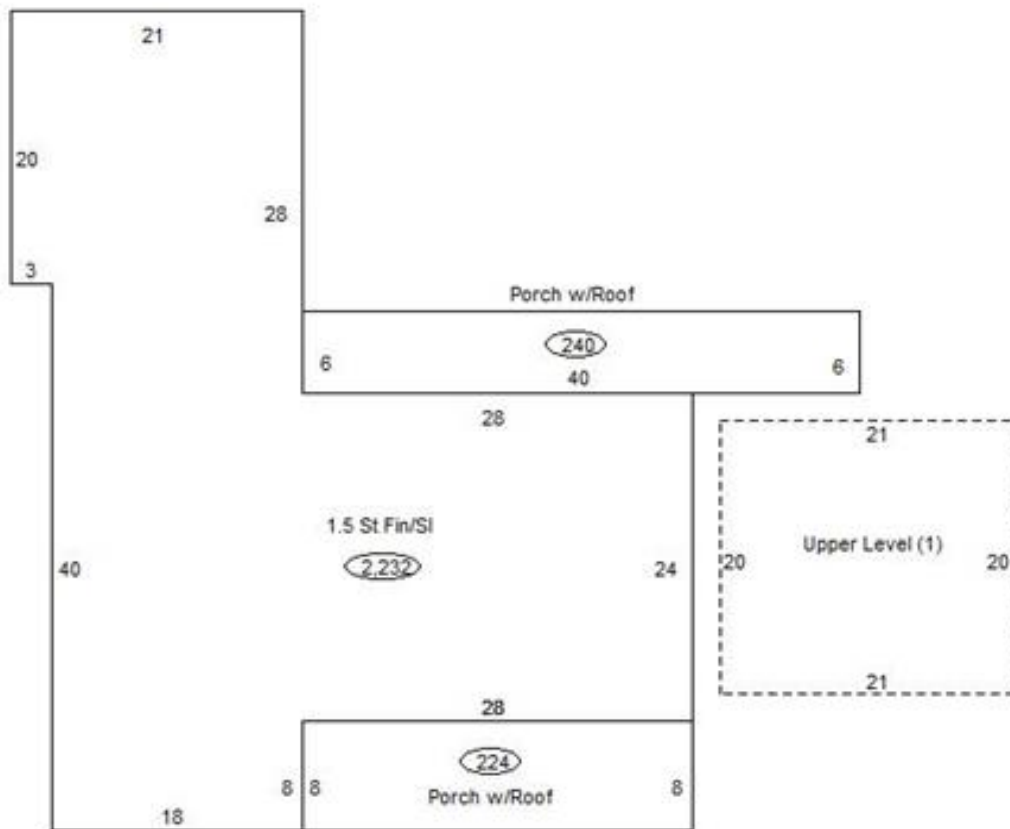
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Sketch Image

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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	1,812	1.232	2,232
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PRCH		13	SLBC	224	1.000	224
4	U	^UL		13	Upper Level (1)	420	1.000	420
Total Building Area						1,812		2,232



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			626	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 626)		2,930		2,930	1,758	1,172
	DTGF	DETACHED GARAGE FAIR	24x16x0			384	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (36% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 384)		6,144		6,144	2,212	3,932