



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data				Primary Image						
Account	660003978									
Parcel ID	000000-00-0-10430-005-0016									
Cadastral ID	05-21-16-03810									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	267231									
BETHEA, SAMUEL K										
420 RIDGE AVE CLAREMORE OK 74017-0000										
Parcel Location										
Situs	00415 N BOLING AVE									
Subdivision	STATE PREPARATORY									
Lot/Block	0016 / 0005	Parcel Size	4 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1183 - R-V01-SW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.32273420 -95.63081296				Building Permits						
LOTS 13, 14, 15, 16 OF BLOCK 5 STATE PREPARATORY ADDITION				Number	Description	Opened	Closed	Amount		
				3112	R5 FOR IMPROVEMENTS	05/2003	11/2004	63,900		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					1083/104	LESSLEY, SONORA	10/01/1997	18,500	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	1998	Land Value	55,063	18,335	11%	2,017	Assessed	3,712	343.10	
Year Frozen	0	Improvements	43,321	15,409		1,695	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	98,384	33,744		3,712	Total Taxable	3,712	343.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003978	BETHEA, SAMUEL K			17	96,801	0	3,535	327.00	
2024	2024-660003978	BETHEA, SAMUEL K			17	98,682	0	3,367	311.00	
2023	2023-660003978	BETHEA, SAMUEL K			17	55,393	0	3,206	294.00	
2022	2022-660003978	BETHEA, SAMUEL K			17	27,763	0	3,054	283.00	
2021	2021-660003978	BETHEA, SAMUEL K			17	35,814	0	3,940	348.00	
2020	2020-660003978	BETHEA, SAMUEL K			17	35,422	0	3,896	357.00	
2019	2019-660003978	BETHEA, SAMUEL K			17	34,243	0	3,767	349.00	
2018	2018-660003978	BETHEA, SAMUEL K			17	34,440	0	3,788	350.00	
2017	2017-660003978	BETHEA, SAMUEL K			17	34,252	0	3,768	346.00	
2016	2016-660003978	BETHEA, SAMUEL K			17	33,658	0	3,629	341.00	
2015	2015-660003978	BETHEA, SAMUEL K			17	31,418	0	3,456	312.00	
2014	2014-660003978	BETHEA, SAMUEL K			17	32,403	0	3,564	330.00	
2013	2013-660003978	BETHEA, SAMUEL K			17	43,914	0	3,501	320.00	



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12500 Non-Ag Acres 0.2906 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 12,660.00 x 4.35 = 55,063 Factor Value Adjustments 1.0000 Lot Value 55,063		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	944 / 944
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	944 Total
Garage Type	252 Built-In Garage
Remodel	
Year/Eff Age	1950 / 57



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	47,489	50.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	105,720		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	84.20	Total Misc Impr	+	1,384	
Roofing Adj	+ 4.04	Garage Cost	+	5,645	
Subfloor Adj	+ 2.55	Total RCN	=	118,884	
Heat/Cool Adj	+ 1.52	Depreciation (65%)	-	77,275	
Plumbing Adj	+ 4.89	Lump Sums	+	1,712	
Basement Adj	+ 21.29	RCNLD	=	43,321	
Adj Base Cost	= 118.49	Lot Value	+	55,063	
Total Area	x 944	Indicated Value	=	98,384	
Adjusted Cost	= 111,855	Value Per SqFt		104.22	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,321		
Lot Value	55,063		
Indicated Value	98,384	104.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	98,384	104.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10104	19x4		76	18.21		1,384
WODO	WOOD DECK - OPEN	123997	18x8		144	19.82	40%	1,712



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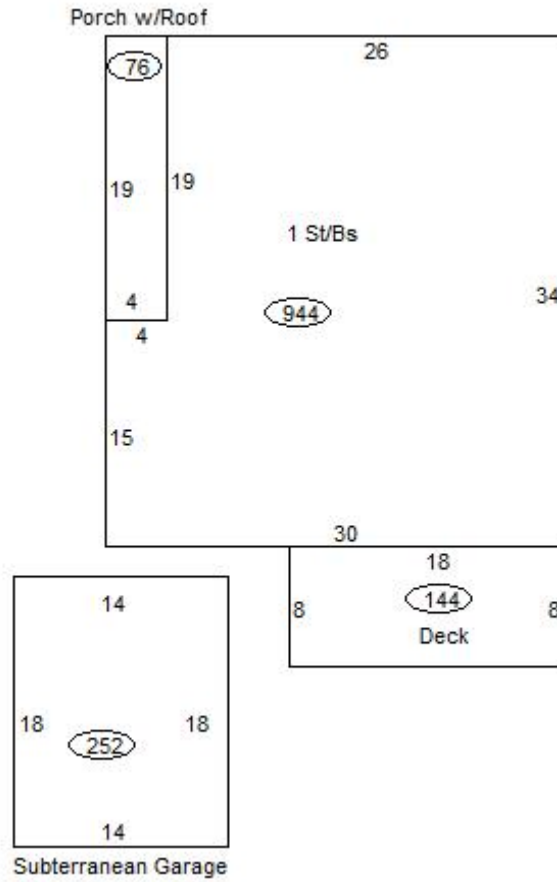
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Sketch Image

660003978



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	944	1.000	944
2	M	PRCH		13	SLBC	76	1.000	76
3	G	8		13	Subterranean Garage	252	1.000	252
4	M	WODO		13	WODO	144	1.000	144
Total Building Area						944		944