



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:52:48
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Assessment Data					Primary Image																																																																																																																				
Account 660003982 Parcel ID 000000-00-0-10430-005-0032 Cadastral ID 05-21-16-03850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 61234 BETHEA, SAMUEL K & NANCY 420 RIDGE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 00408 RIDGE AVE Subdivision STATE PREPARATORY Lot/Block 0032 / 0005 Parcel Size 2 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 6250 Non-Ag Acres 0.1245 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 5,422.00 x 5.00 = 27,110 Factor Value Adjustments 1.0000 Lot Value 27,110		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	792 / 792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	792
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1965 / 33



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_004 4/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	57,891	73.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	10,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.18	Total Misc Impr	+	2,345			
Roofing Adj	+ 5.35	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	107,808			
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	48,514			
Plumbing Adj	+ 6.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	59,294			
Adj Base Cost	= 133.16	Lot Value	+	27,110			
Total Area	x 792	Indicated Value	=	86,404			
Adjusted Cost	= 105,463	Value Per SqFt		109.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,294		
Lot Value	27,110		
Indicated Value	86,404	109.10	Per SqFt
Agland Value			
Site Improvements	5,530		
Total Value	91,934	116.08	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	10115	16x7		112	20.94	2,345



Rogers

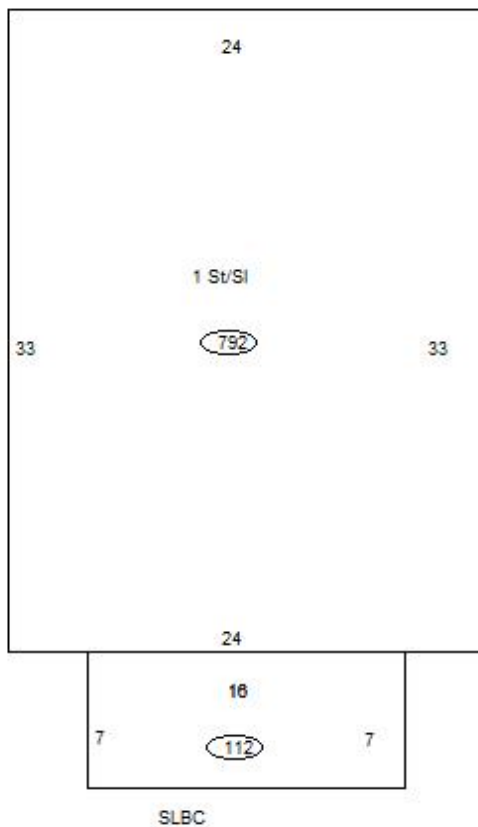
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	792	1.000	792
2	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						792		792



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (16.00 x 576)		9,216		9,216	3,686	5,530