



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:52:50
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Assessment Data					Primary Image									
Account	660003984				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_004 4/28/2023</p>									
Parcel ID	000000-00-0-10430-005-0038													
Cadastral ID	05-21-16-03870													
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	00412 RIDGE AVE													
Subdivision	STATE PREPARATORY													
Lot/Block	0038 / 0005	Parcel Size	5 - Lots											
Sec/Twn/Rng	5 / 21 / 16 / 5													
Neighborhood	1183 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lots 34 THRU 38 BLOCK 5 STATE PREPARATORY														
Lat/Long: 36.32287369 -95.63122782														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	BETHEA, RALPH C &	12/22/2021	0	WB										
805/104			20,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	64,399	28,837	11%	3,172	Assessed	18,685						
Year Frozen	0	Improvements	150,612	141,024		15,513	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	215,011	169,861		18,685	Total Taxable	18,685						
1,727.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003984	BETHEA, SAMUEL K &	17	217,923	0	17,795	1,645.00							
2024	2024-660003984	BETHEA, SAMUEL K &	17	218,156	0	16,948	1,566.00							
2023	2023-660003984	BETHEA, SAMUEL K &	17	160,836	0	16,141	1,479.00							
2022	2022-660003984	BETHEA, SAMUEL K &	17	139,747	0	15,373	1,423.00							
2021	2021-660003984	BETHEA, RALPH C &	17	139,761	0	15,374	1,358.00							
2020	2020-660003984	BETHEA, RALPH C &	17	143,206	0	15,753	1,443.00							
2019	2019-660003984	BETHEA, RALPH C &	17	141,327	0	15,546	1,440.00							
2018	2018-660003984	BETHEA, RALPH C &	17	158,207	0	17,403	1,608.00							
2017	2017-660003984	BETHEA, RALPH C &	17	156,500	0	17,216	1,581.00							
2016	2016-660003984	BETHEA, RALPH C &	17	152,577	0	16,784	1,575.00							
2015	2015-660003984	BETHEA, RALPH C &	17	150,140	0	16,516	1,490.00							
2014	2014-660003984	BETHEA, RALPH C &	17	154,998	0	17,050	1,581.00							
2013	2013-660003984	BETHEA, RALPH C &	17	149,918	0	16,274	1,489.00							



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15625 Non-Ag Acres 0.3686 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 16,055.00 x 4.01 = 64,399 Factor Value Adjustments 1.0000 Lot Value 64,399		

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	100% Frame, Siding, Vinyl
Base/Total Area	2,867 / 3,263
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 56



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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	225,054	68.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	4,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	78.88	Total Misc Impr	+	5,551			
Roofing Adj	+ 3.51	Garage Cost	+				
Subfloor Adj	+ 0.91	Total RCN	=	325,194			
Heat/Cool Adj	+ 11.47	Depreciation (62%)	-	201,620			
Plumbing Adj	+ 3.19	Lump Sums	+	3,960			
Basement Adj	+ 0.00	RCNLD	=	127,534			
Adj Base Cost	= 97.96	Lot Value	+	64,399			
Total Area	x 3,263	Indicated Value	=	191,933			
Adjusted Cost	= 319,643	Value Per SqFt		58.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,534		
Lot Value	64,399		
Indicated Value	191,933	58.82	Per SqFt
Agland Value			
Site Improvements	23,078		
Total Value	215,011	65.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	10117	22x4		88	63.08		5,551
WODO	WOOD DECK - OPEN	10118	44x8		352	16.07	30%	3,960



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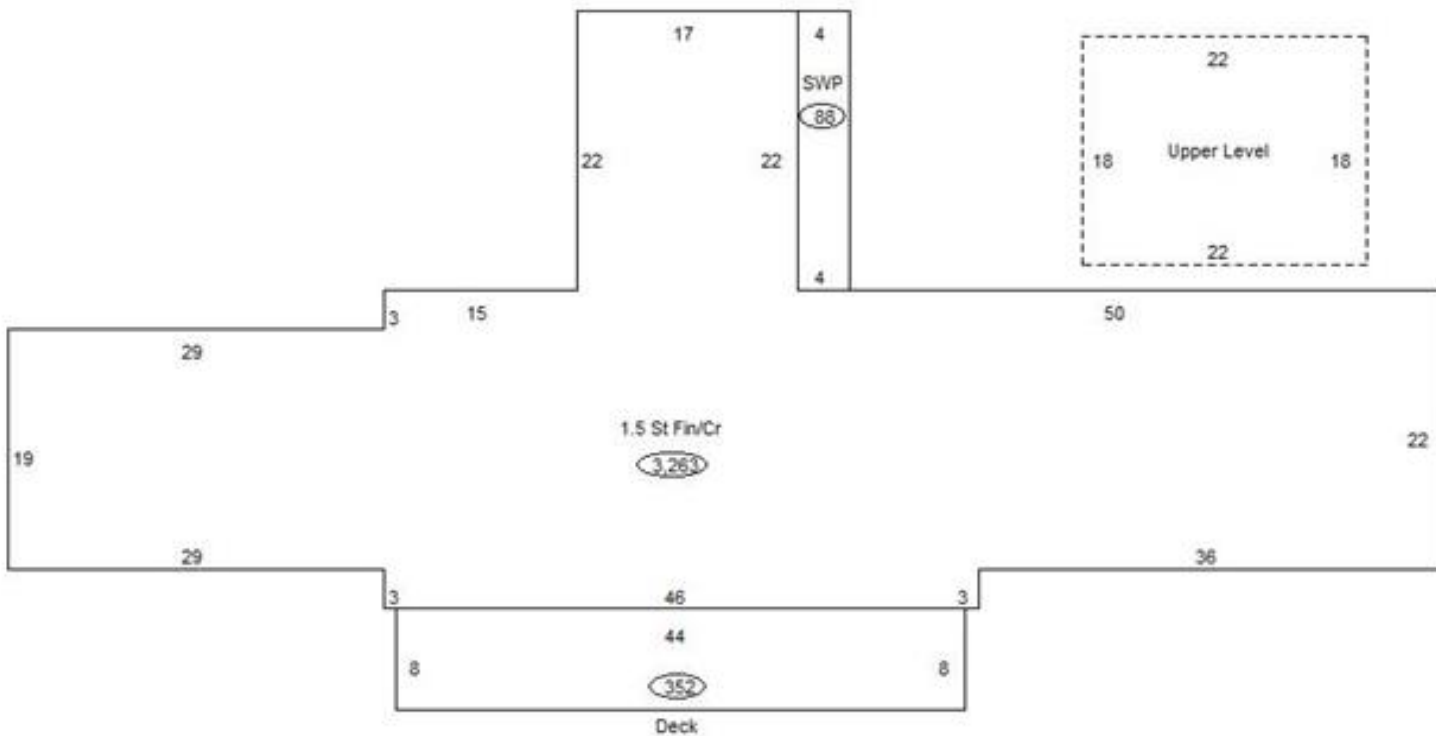
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,867	1.138	3,263
2	M	EPSW	Crawl	13	EPSW	88	1.000	88
3	M	WODO		13	WODO	352	1.000	352
4	U	^UL	Overhang	13	Upper Level	396	1.000	396
Total Building Area						2,867		3,263



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR				130
	Qual 2	Cond 3	Year		Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.68 x 130) 608			608 30	578

SV	SWIM VINYL		0x0x0			1
Qual 3	Cond 3	Year		Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000			25,000 2,500	22,500