



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660004230 Parcel ID 000000-00-0-10510-001-0010 Cadastral ID 05-21-16-07810 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332759 NATHMAN, KODY 1920 MEMORIAL DR CLAREMORE OK 74017-0000 Parcel Location Situs 01920 MEMORIAL DR Subdivision WILL ROGERS HGTS I Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0010.JPG 4/13/2023</p>														
Legal Description Lat/Long: 36.32729494 -95.63173148																			
LOT 10 BLOCK 1 WILL ROGERS HGTS I					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	BETHEA, RALPH C &	11/02/2020	170,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value 123,752	42,308	11%	4,654	Assessed	22,328	2,063.78										
Year Frozen	0		Improvements 170,103	160,675		17,674	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 293,855	202,983		22,328	Total Taxable	22,328	2,064.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004230	NATHMAN, KODY			17	292,160	0	21,265	1,966.00										
2024	2024-660004230	NATHMAN, KODY			17	340,146	0	20,252	1,872.00										
2023	2023-660004230	NATHMAN, KODY			17	175,346	0	19,288	1,767.00										
2022	2022-660004230	NATHMAN, KODY			17	171,674	0	18,884	1,748.00										
2021	2021-660004230	NATHMAN, KODY			17	170,285	0	18,731	1,654.00										
2020	2020-660004230	BETHEA, RALPH C &			17	162,570	1000	15,963	1,462.00										
2019	2019-660004230	BETHEA, RALPH C &			17	156,887	1000	15,469	1,433.00										
2018	2018-660004230	BETHEA, RALPH C &			17	166,606	1000	14,989	1,385.00										
2017	2017-660004230	BETHEA, RALPH C &			17	165,183	1000	14,524	1,334.00										
2016	2016-660004230	BETHEA, RALPH C &			17	160,873	1000	14,072	1,321.00										
2015	2015-660004230	BETHEA, RALPH C &			17	170,327	1000	13,633	1,230.00										
2014	2014-660004230	BETHEA, RALPH C &			17	173,000	1000	13,206	1,225.00										
2013	2013-660004230	BETHEA, RALPH C &			17	162,792	1000	12,793	1,171.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15000	
Non-Ag Acres	0.864	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,638.00 x 3.29 = 123,752	
Factor Value		
Adjustments	1.0000	
Lot Value	123,752	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,806 / 2,632
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,806
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

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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	239,540	91.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	214,200 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.16	Total Misc Impr	+ 40,309				
Roofing Adj	+ 4.20	Garage Cost	+ 0				
Subfloor Adj	+ -2.25	Total RCN	= 347,148				
Heat/Cool Adj	+ 14.47	Depreciation (51%)	- 177,045				
Plumbing Adj	+ 5.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 170,103				
Adj Base Cost	= 116.58	Lot Value	+ 123,752				
Total Area	x 2,632	Indicated Value	= 293,855				
Adjusted Cost	= 306,839	Value Per SqFt	111.65				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,103		
Lot Value	123,752		
Indicated Value	293,855	111.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	293,855	111.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	10734	18x4		72	29.30		2,110
EPSW	ENCLOSED PORCH - SOLID WALL	10735	20x17		340	74.53		25,340



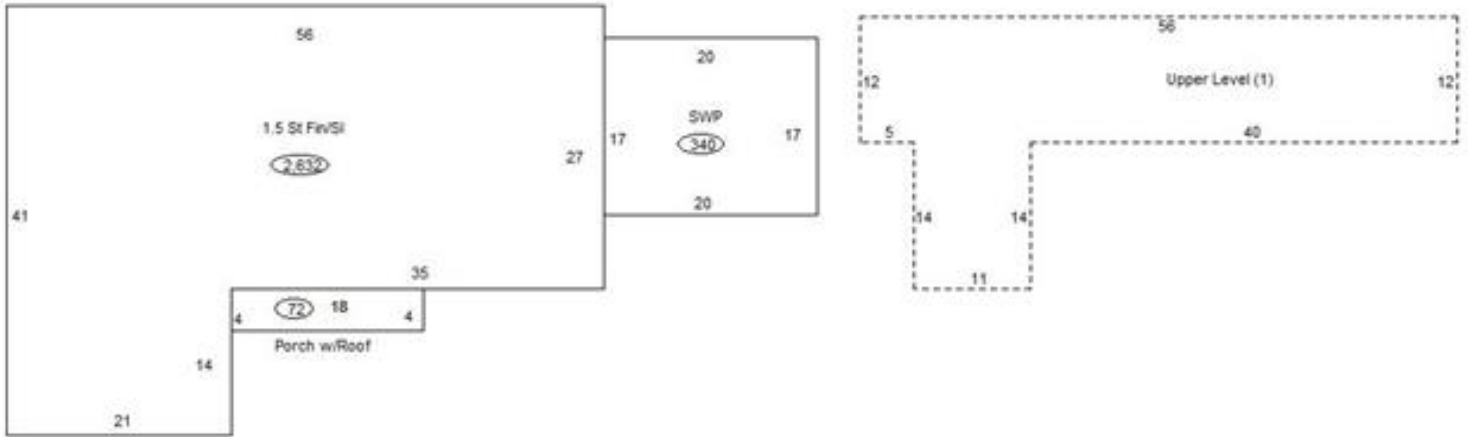
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Sketch Image

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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	1,806	1.457	2,632
2	M	PRCH		13	SLBC	72	1.000	72
3	M	EPSW		13	EPSW	340	1.000	340
4	N	0		13			0.000	
5	N	0		13			0.000	
6	U	^UL		13	Upper Level (1)	826	1.000	826
Total Building Area						1,806		2,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				