



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 660004415 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-14400 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 246074 BETHEA, SAMUEL K & NANCY ROBBINS BETHEA 420 RIDGE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00505 RIDGE AVE Subdivision Lot/Block / Parcel Size .34 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_006 5/1/2023</p>														
Legal Description Lat/Long: 36.32403369 -95.63181364																			
TR IN NW SW SW BEG: 196.85' E & 30' N OF SW/C THEREOF; NLY ALG CRV TO RT RAD = 42971.83' 145'; E 131.25'; S 115'; W 30' S 30'; W 103 15' TO POB LESS S 30' OF W 103.15' BEING DESC AS LOT 1 BLOCK 3 STATE PREP					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										
					/	BETHEA, RALPH C &	10/08/2020	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	12,146	12,146	11%	1,336	Assessed	4,916	454.39										
Year Frozen	0	Improvements	32,552	32,552		3,580	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	44,698	44,698		4,916	Total Taxable	4,916	454.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004415	BETHEA, SAMUEL K &			17	44,542	0	4,899	453.00										
2024	2024-660004415	BETHEA, SAMUEL K &			17	46,514	0	5,116	473.00										
2023	2023-660004415	BETHEA, SAMUEL K &			17	46,641	0	5,131	470.00										
2022	2022-660004415	BETHEA, SAMUEL K &			17	47,812	0	5,259	487.00										
2021	2021-660004415	BETHEA, SAMUEL K &			17	47,497	0	5,225	461.00										
2020	2020-660004415	BETHEA, RALPH C &			17	46,908	0	5,160	473.00										
2019	2019-660004415	BETHEA, RALPH C &			17	46,520	0	5,117	474.00										
2018	2018-660004415	BETHEA, RALPH C &			17	50,519	0	5,557	513.00										
2017	2017-660004415	BETHEA, RALPH C &			17	50,049	0	5,506	506.00										
2016	2016-660004415	BETHEA, RALPH C &			17	49,191	0	5,411	508.00										
2015	2015-660004415	BETHEA, RALPH C &			17	48,051	0	5,286	477.00										
2014	2014-660004415	BETHEA, RALPH C &			17	48,401	0	5,324	494.00										
2013	2013-660004415	BETHEA, RALPH C &			17	50,395	0	5,126	469.00										




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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 0.34 Non-Ag Acres 0.3168 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,802.00 x .88 = 12,146 Factor Value Adjustments 1.0000 Lot Value 12,146		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,131 / 1,131
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,131
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

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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	61,950	54.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,912		
Lot Value	12,146		
Indicated Value	40,058	35.42	Per SqFt
Agland Value			
Site Improvements	4,640		
Total Value	44,698	39.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.85	Total Misc Impr	+	4,539			
Roofing Adj	+ 4.80	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	139,558			
Heat/Cool Adj	+ 10.30	Depreciation (80%)	-	111,646			
Plumbing Adj	+ 4.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	27,912			
Adj Base Cost	= 119.38	Lot Value	+	12,146			
Total Area	x 1,131	Indicated Value	=	40,058			
Adjusted Cost	= 135,019	Value Per SqFt		35.42			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11441	22x8		176	20.74		3,650
PRCH	SLAB PORCH - COVERED	11442	7x6		42	21.16		889



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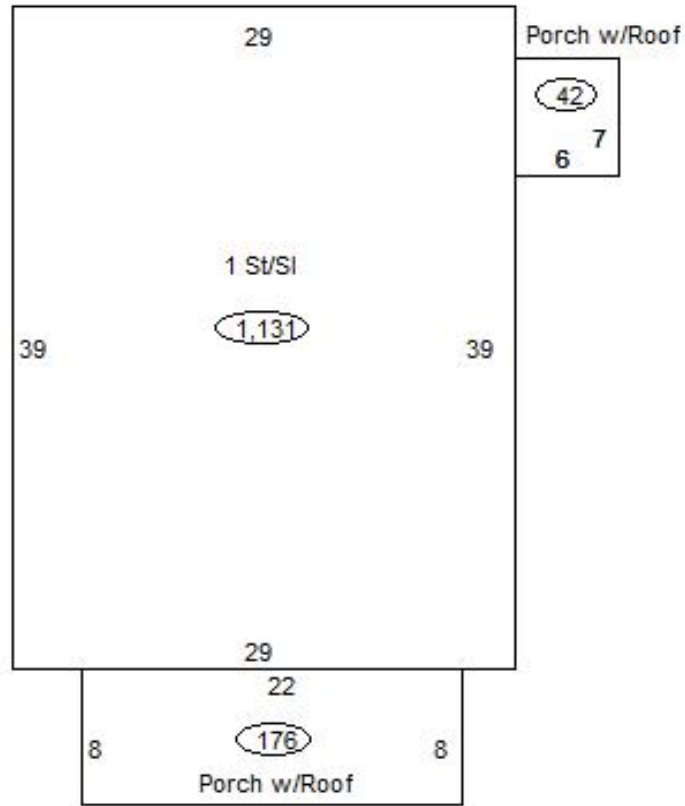
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,131	1.000	1,131
2	M	PRCH		13	SLBC	176	1.000	176
3	M	PRCH		13	SLBC	42	1.000	42
Total Building Area						1,131		1,131



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			580
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 580)	9,280	9,280	4,640	4,640