



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:18:52  
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Assessment Data					Primary Image									
Account	660015504													
Parcel ID	000000-00-0-10215-001-0028													
Cadastral ID	16-21-16-08140													
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	01003 S CHOCTAW PL													
Subdivision	KELLEY HEIGHTS													
Lot/Block	0028 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	16 / 21 / 16 / 5													
Neighborhood	1161 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lot/Long: 36.29878674 -95.60956448														
LOT 28 BLOCK 1 KELLEY HEIGHTS														
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														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1140/901	OCWEN FEDERAL BANK FSB	10/21/1998	15,500	YES										
1112/716	SPAIN, DONALD L &	05/11/1998	0	No										
792/153			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	1999	Land Value	47,465	20,917	11%	2,301	Assessed	6,966						
Year Frozen	0	Improvements	66,869	42,410		4,665	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	114,334	63,327		6,966	Total Taxable	6,966						
								644.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660015504	BETHEA, SAMUEL K &	17	112,166	0	6,634	613.00							
2024	2024-660015504	BETHEA, SAMUEL K &	17	112,658	0	6,318	584.00							
2023	2023-660015504	BETHEA, SAMUEL K &	17	70,681	0	6,017	551.00							
2022	2022-660015504	BETHEA, SAMUEL K &	17	52,100	0	5,731	531.00							
2021	2021-660015504	BETHEA, SAMUEL K &	17	53,539	0	5,889	520.00							
2020	2020-660015504	BETHEA, SAMUEL K &	17	52,796	0	5,808	532.00							
2019	2019-660015504	BETHEA, SAMUEL K &	17	52,189	0	5,741	532.00							
2018	2018-660015504	BETHEA, SAMUEL K &	17	56,788	0	6,247	577.00							
2017	2017-660015504	BETHEA, SAMUEL K &	17	56,374	0	6,201	569.00							
2016	2016-660015504	BETHEA, SAMUEL K &	17	55,131	0	6,064	569.00							
2015	2015-660015504	BETHEA, SAMUEL K &	17	53,661	0	5,903	532.00							
2014	2014-660015504	BETHEA, SAMUEL K &	17	54,033	0	5,944	551.00							
2013	2013-660015504	BETHEA, SAMUEL K &	17	63,540	0	6,295	576.00							



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1981	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,630.00 x 5.50 = 47,465	
Factor Value		
Adjustments	1.0000	
Lot Value	47,465	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	910 / 910
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	910
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	494 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-22\IMG\_000: 8/22/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	109,128	119.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	140,700 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.59	Total Misc Impr	+	2,891	
Roofing Adj	+ 5.10	Garage Cost	+	11,555	
Subfloor Adj	+ 0.00	Total RCN	=	133,738	
Heat/Cool Adj	+ 10.30	Depreciation ( 50%)	-	66,869	
Plumbing Adj	+ 9.10	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	66,869	
Adj Base Cost	= 131.09	Lot Value	+	47,465	
Total Area	x 910	Indicated Value	=	114,334	
Adjusted Cost	= 119,292	Value Per SqFt		125.64	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,869		
Lot Value	47,465		
Indicated Value	114,334	125.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	114,334	125.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37351	20x4		80	21.04		1,683
PATO	SLAB PORCH - OPEN	37352	12x10		120	10.07		1,208



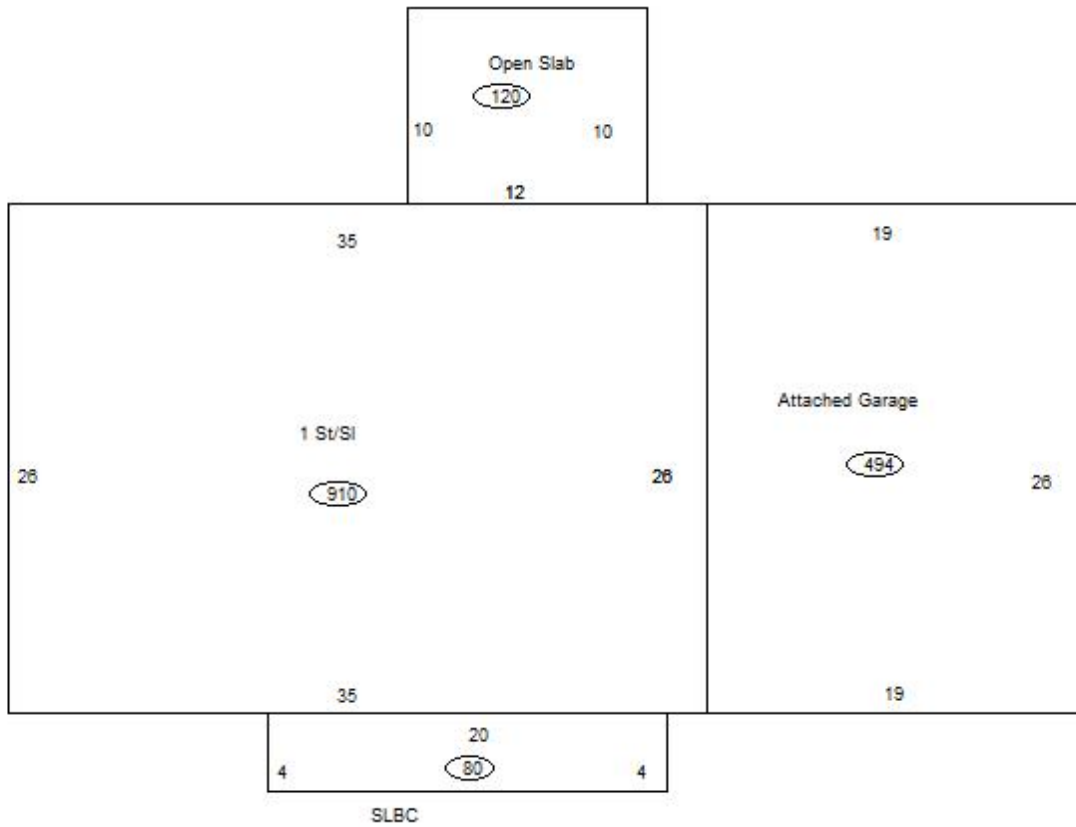
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Sketch Image

660015504



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	910	1.000	910
2	G	1		10	Attached Garage	494	1.000	494
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						910		910