



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	660074197								
Parcel ID	22N16E-34-2-00000-000-0000								
Cadastral ID	34-22-16-02820								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	246074								
BETHEA, SAMUEL K &									
NANCY ROBBINS BETHEA									
420 RIDGE AVE									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17875 S 4160 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.26 - Acres						
Sec/Twn/Rng	34 / 22 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.35055121 -95.59548796									
TR IN NW NW NW DESC AS; BEG NW/C NW NW NW, TH E 546.32', S 218.27', W 205.45', N 78.27', W 340.87' TO W/L NW NW NW, N 140' TO POB LESS TR BEG NW/ C OF NW NW NW TH N89-50-46E 340.87'; TH S 00-11-00E 110" TH S 89-50-46W 340.87'; TH N 0 0-11-00 W 110' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2012 04 7	R13-NEW 1150 SQ FT MOVED IN SFR	04/2012	09/2012	30,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1220/290	WARMAN, BOB J & MAHANA L	03/24/2000	16,000	Yes					
1203/727	ANDERSON, DONALD E	11/30/1999	9,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	2001	Land Value	42,248	24,741	11%	2,722	Assessed	8,873 783.66	
Year Frozen	0	Improvements	56,185	55,922		6,151	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	98,433	80,663		8,873	Total Taxable	8,873 784.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660074197	BETHEA, SAMUEL K &	9	98,268	0	8,451	746.00		
2024	2024-660074197	BETHEA, SAMUEL K &	9	101,650	0	8,048	714.00		
2023	2023-660074197	BETHEA, SAMUEL K &	9	69,680	0	7,665	696.00		
2022	2022-660074197	BETHEA, SAMUEL K &	9	70,892	0	7,798	716.00		
2021	2021-660074197	BETHEA, SAMUEL K &	9	73,694	0	8,106	715.00		
2020	2020-660074197	BETHEA, SAMUEL K &	9	73,551	0	8,090	737.00		
2019	2019-660074197	BETHEA, SAMUEL K &	9	70,266	0	7,730	692.00		
2018	2018-660074197	BETHEA, SAMUEL K &	9	77,461	0	8,521	772.00		
2017	2017-660074197	BETHEA, SAMUEL K &	9	86,955	0	9,565	854.00		
2016	2016-660074197	BETHEA, SAMUEL K &	9	84,926	0	9,342	830.00		
2015	2015-660074197	BETHEA, SAMUEL K &	9	84,778	0	9,326	849.00		
2014	2014-660074197	BETHEA, SAMUEL K &	9	87,189	0	9,591	885.00		
2013	2013-660074197	BETHEA, SAMUEL K &	9	103,137	0	10,095	916.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2043		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	52,458.00 x .81 = 42,248		
Factor Value			
Adjustments	1.0000		
Lot Value	42,248		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 54

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	84,219 64.98 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	55,009
Lot Value	42,248
Indicated Value	97,257 75.04 Per SqFt
Agland Value	
Site Improvements	1,176
Total Value	98,433 75.95 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.25	Total Misc Impr	+ 6,543				
Roofing Adj	+ 3.92	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 144,761				
Heat/Cool Adj	+ 10.30	Depreciation (62%)	- 89,752				
Plumbing Adj	+ 3.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 55,009				
Adj Base Cost	= 106.65	Lot Value	+ 42,248				
Total Area	x 1,296	Indicated Value	= 97,257				
Adjusted Cost	= 138,218	Value Per SqFt	75.04				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115876	46x7		322	20.32		6,543



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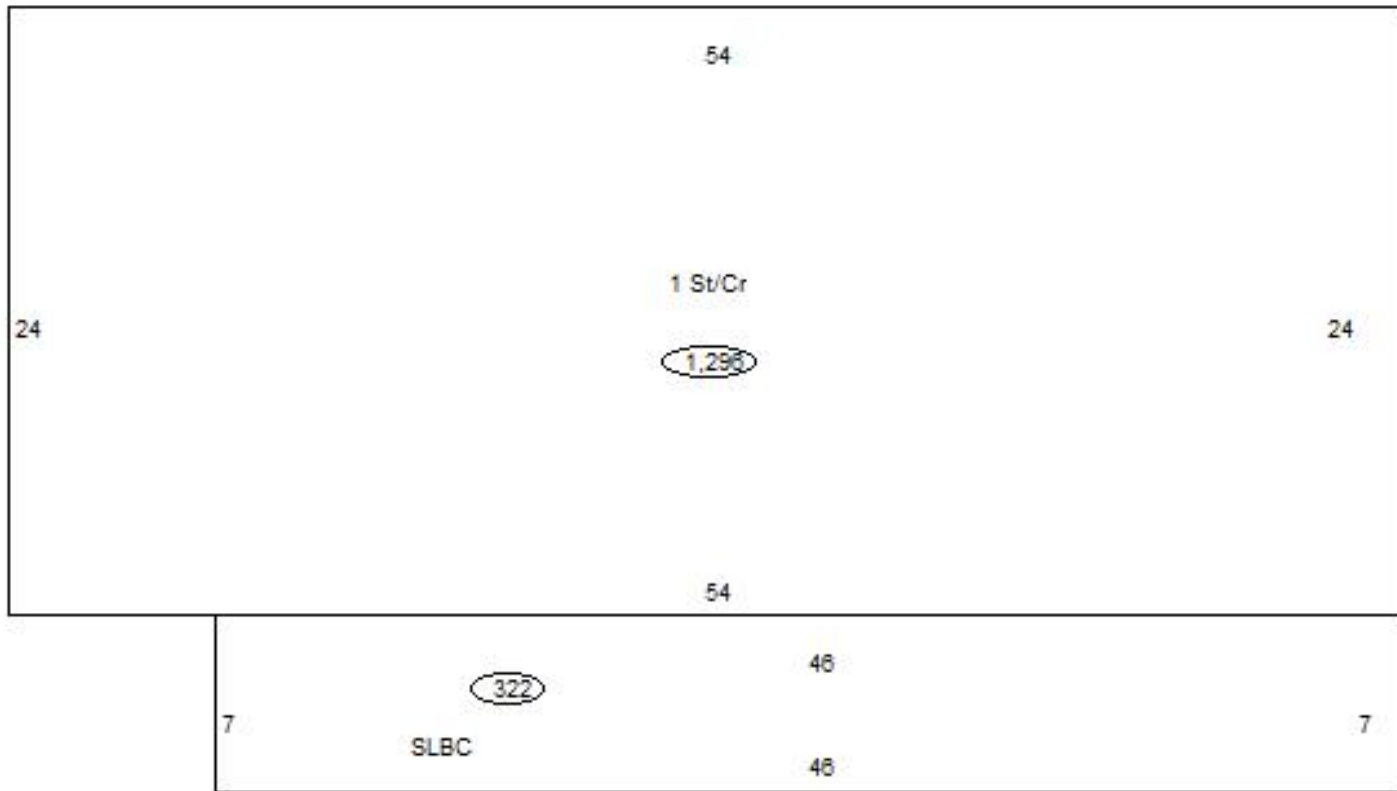
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,296	1.000	1,296
2	M	PRCH		10	SLBC	322	1.000	322
Total Building Area						1,296		1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	Carport Dirt	20x24x0			480	
	Qual	1	Cond 3	Year 2012	Eff Age 0		
		Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 480)	1,680		1,680	504	1,176
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)					