



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 660095869 Parcel ID 000000-00-0-00457-003-0021 Cadastral ID 10-21-14-06240 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 333892 BETHEA, PATRICK K 11106 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11106 N 146TH E AVE Subdivision LAKE VALLEY V PHASE I Lot/Block 0021 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_003i 7/19/2022</p> | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.31555726 -95.81094135 | | | | | | | | | | Building Permits | | | | | | | | | |
| LAKE VALLEY V - PHASE 1 BLOCK 3 LOT 21 | | | | <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>14-0428-X</td> <td>R15-NEW 1412 SQ FT SFR</td> <td>05/2014</td> <td>09/2014</td> <td>105,160</td> </tr> </tbody> </table> | | | | | | Number | Description | Opened | Closed | Amount | 14-0428-X | R15-NEW 1412 SQ FT SFR | 05/2014 | 09/2014 | 105,160 |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| 14-0428-X | R15-NEW 1412 SQ FT SFR | 05/2014 | 09/2014 | 105,160 | | | | | | | | | | | | | | | |
| Exemptions | | | | Sale History | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| | | | | | / | MILLER, KAYLA | 03/09/2021 | 173,000 | YES | | | | | | | | | | |
| | | | | | / | BROOKS, DIXIE A & | 02/24/2020 | 177,000 | YES | | | | | | | | | | |
| | | | | | / | BROOKS, DIXIE A | 09/12/2018 | 0 | 4 | | | | | | | | | | |
| | | | | | 2546/518 | DONIKOWSKI, GREG M & | 04/29/2016 | 160,000 | YES | | | | | | | | | | |
| | | | | | 2422/858 | SIMMONS HOMES RESIDENTIAL | 08/28/2014 | 162,000 | YES | | | | | | | | | | |
| | | | | | 2336/323 | LAKE VALLEY INVESTMENT | 06/19/2013 | 0 | 4 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | |
| Remove Cap | 2022 | | Land Value | 32,394 | 32,394 | 11% | Assessed | 22,029 | 2,157.96 | | | | | | | | | | |
| Year Frozen | | | Improvements | 192,905 | 167,874 | | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 225,299 | 200,268 | 22,029 | Total Taxable | 22,029 | 2,158.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660095869 | BETHEA, PATRICK K | | | 40 | 217,535 | 0 | 20,980 | 2,055.00 | | | | | | | | | | |
| 2024 | 2024-660095869 | BETHEA, PATRICK K | | | 40 | 232,666 | 0 | 19,982 | 1,920.00 | | | | | | | | | | |
| 2023 | 2023-660095869 | BETHEA, PATRICK K | | | 40 | 173,000 | 0 | 19,030 | 1,783.00 | | | | | | | | | | |
| 2022 | 2022-660095869 | BETHEA, PATRICK K | | | 40 | 173,000 | 0 | 19,030 | 1,864.00 | | | | | | | | | | |
| 2021 | 2021-660095869 | BETHEA, PATRICK K | | | 40 | 178,386 | 0 | 19,622 | 1,898.00 | | | | | | | | | | |
| 2020 | 2020-660095869 | MILLER, KAYLA | | | 40 | 170,164 | 2000 | 15,846 | 1,533.00 | | | | | | | | | | |
| 2019 | 2019-660095869 | BROOKS, DIXIE A & | | | 40 | 162,238 | 2000 | 15,846 | 1,534.00 | | | | | | | | | | |
| 2018 | 2018-660095869 | BROOKS, DIXIE A & | | | 40 | 163,064 | 2000 | 15,937 | 1,486.00 | | | | | | | | | | |
| 2017 | 2017-660095869 | BROOKS, DIXIE A | | | 40 | 161,772 | 1000 | 16,795 | 1,580.00 | | | | | | | | | | |
| 2016 | 2016-660095869 | BROOKS, DIXIE A | | | 40 | 157,861 | 1000 | 16,365 | 1,547.00 | | | | | | | | | | |
| 2015 | 2015-660095869 | DONIKOWSKI, GREG M & | | | 40 | 160,170 | 1000 | 16,619 | 1,584.00 | | | | | | | | | | |
| 2014 | 2014-660095869 | DONIKOWSKI, GREG M & | | | 40 | 6,985 | 0 | 768 | 74.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1059 #1 | |
|-----------------|--------------------------|----------------------------|---|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.1403 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | | 0 |
| | | | 0 |
| Method | Square-Foot | | |
| Base Lot Value | 6,112.00 x 5.30 = 32,394 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 32,394 | | |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_003I 7/19/2022

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,529 / 1,529 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,529 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 380 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 2014 / 9 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 197,223 | 128.99 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 203,130 Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 106.49 | Total Misc Impr | + 3,548 |
| Roofing Adj | + 4.49 | Garage Cost | + 11,256 |
| Subfloor Adj | + -1.15 | Total RCN | = 214,339 |
| Heat/Cool Adj | + 11.47 | Depreciation (10%) | - 21,434 |
| Plumbing Adj | + 9.20 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 192,905 |
| Adj Base Cost | = 130.50 | Lot Value | + 32,394 |
| Total Area | x 1,529 | Indicated Value | = 225,299 |
| Adjusted Cost | = 199,535 | Value Per SqFt | 147.35 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 192,905 | | |
| Lot Value | 32,394 | | |
| Indicated Value | 225,299 | 147.35 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 225,299 | 147.35 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 120041 | 4x2 | | 8 | 24.24 | | 194 |
| PRCH | SLAB PORCH - COVERED | 120043 | 141 | | 141 | 23.79 | | 3,354 |



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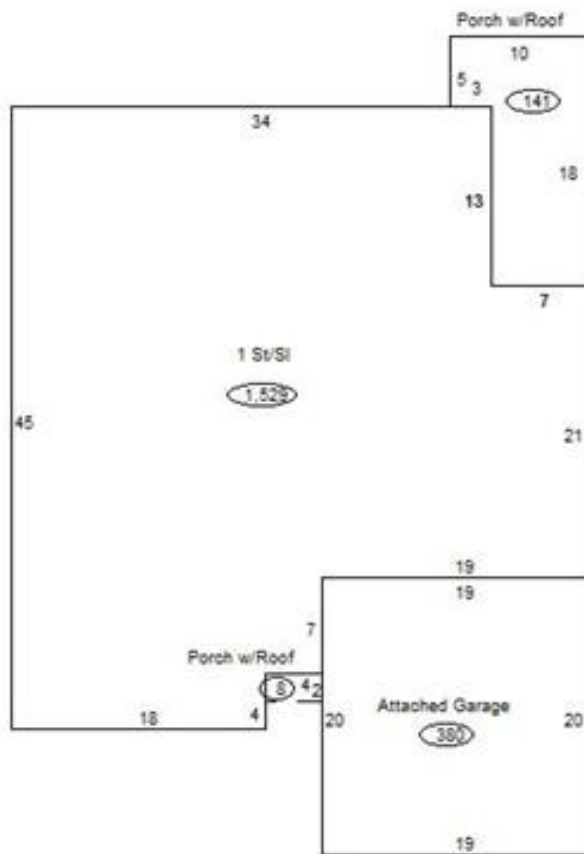
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Sketch Image

660095869



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,529 | 1.000 | 1,529 |
| 2 | M | PRCH | | 13 | SLBC | 8 | 1.000 | 8 |
| 3 | G | 1 | | 13 | Attached Garage | 380 | 1.000 | 380 |
| 4 | M | PRCH | | 13 | SLBC | 141 | 1.000 | 141 |
| Total Building Area | | | | | | 1,529 | | 1,529 |