

7908 NW 23RD ST

BETHANY, OK 73008



### PROPERTY DESCRIPTION

- Currently operating as a charter school.
- Great turn key school or day care opportunity.
- Possible use: office, school, day care, nursing home
- Very well located with restaurants and conveniences nearby
- Fenced parking lot in back of building
- ±32 parking spaces
- In the heart of Bethany
- Excellent signage opportunity
- 23rd Street frontage

### LOCATION DESCRIPTION

Located just east of Council Road and 23rd Street on the south side of 23rd Street.

### OFFERING SUMMARY

Sale Price:	\$649,900
Lot Size:	±33,885 SF
Building Size:	±10,744 SF
Year Built:	1975
Price / SF:	\$60.49
2024 Taxes:	\$5,099

### BUILDING PRICED TO SELL "AS-IS"

#### TOM FIELDS

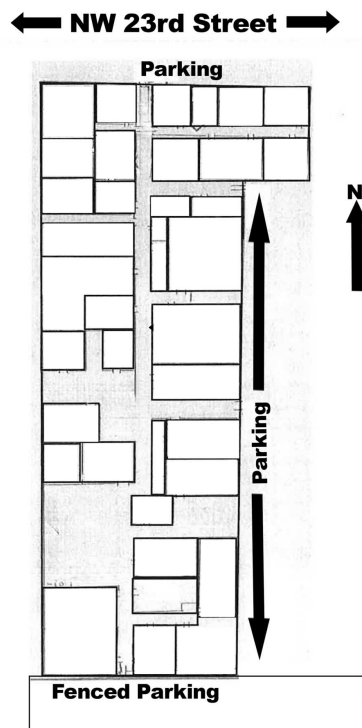
tfields@priceedwards.com  
O: 405.239.1205

#### MONICA WITTRICK

mwittrock@priceedwards.com  
O: 405.843.7474

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**DID YOU  
KNOW?**

**Assessment Fact:**  
Oklahoma County has 1,829 homes  
valued at more than \$1 Million

[Read more](#)

**Larry Stein** Oklahoma County Assessor (405) 713-1200 - Public Access System

Home	Contact Us	Guest Book	Map Search	New Search					
Real Property Display - Screen Produced 4/16/2025 2:05:13 PM									
Account: <b>R173800985</b>		Type: <b>Commercial</b>	Location: 7908 NW 23RD ST						
Building Name/Occupant: POSITIVE CHANGES		<a href="#">Map Parcel</a>		BETHANY					
Owner Name 1: LBL INVESTMENTS LLC		Parcel PIN#: 2916-17-380-0985							
Owner Name 2:		1/4 section #: 2916							
Owner Name 3:		Parent Acct:							
Billing Address: 301 NW 63RD ST, Unit 650		Tax District: TXD 581							
City, State, Zip: OKLAHOMA CITY, OK 73116		School System: Putnam City #1							
Country: (If noted)		Land Size: 33,885.0000 Square Feet							
<b>Personal Property</b>		Land Value: 86,407	<b>Treasurer:</b> <a href="#">Click to View Taxes</a>						
Sect 29-T12N-R4W Qtr NW <a href="#">UNPLTD PT SEC 29 12N 4W</a> <a href="#">Block 000</a> <a href="#">Lot 000</a> <a href="#">Subdivision Sales</a>									
<b>Full Legal Description:</b> UNPLTD PT SEC 29 12N 4W 000 000 PT NW4 SEC 29 12N 4W BEG 75FT W OF NE/C OF W/2 E/2 NW4 NW4 TH W102.83FT S329.56FT E102.94FT N329.56FT TO BEG									
No comparable sales report available.									
									
No comparable sales returned.									
Value History (*The County Treasurer 405-713-1300 posts & collects actual tax amounts. Contact information <a href="#">HERE</a> )									
Year	Market Value	Taxable Mkt Value	Gross Assessed	Exemption	Net Assessed	Millage	Est. Tax	Tax Savings	
2025	387,613	387,613	42,637	0	42,637	120.52	\$5,139	\$0	
2024	387,569	384,620	42,307	0	42,307	120.52	\$5,099	\$39	
2023	429,089	366,305	40,292	0	40,292	123.06	\$4,959	\$850	
2022	432,093	348,862	38,374	0	38,374	112.54	\$4,319	\$1,030	
2021	408,609	332,250	36,547	0	36,547	112.07	\$4,096	\$941	
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Property Account Status/Adjustments/Exemptions									
Account #	Grant Year	Exemption Description	Amount						
R173800985	2019	5% Capped Account	0						
Property Deed Transaction History (Recorded in the County Clerk's Office)									
Date	Type	Book	Page	Price	Grantor	Grantee			
3/1/2017	>	Deeds	13394 1393	301,500	POSITIVE CHANGES LLC	LBL INVESTMENTS LLC			
9/3/2013	>	Other	12443 755	0	INDEPENDENT SCHOOL DISTRICT 1	POSITIVE CHANGES LLC			
6/5/1998	>	Historical	7328 1901	405,000	KORDIC MARION	INDEPENDENT SCHOOL DISTRICT 1			
11/12/1993	>	Historical	6515 193	0	BROOKWOOD NATIONAL BANK	KORDIC MARION			
9/25/1989	>	Historical	5961 133	0	FLETCHER JOHN W	BROOKWOOD NATIONAL BANK			
--	--	>	>	[1/2]					
Last Mailed Notice of Value (N.O.V.) Information/History									
Year	Date	Market Value	Taxable Market Value	Gross Assessed	Exemption	Net Assessed			
2025	03/14/2025	387,613	387,613	42,637	0	42,637			

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2024	03/12/2024	387,569	384,620	42,307	0	42,307
2023	03/13/2023	429,089	366,305	40,292	0	40,292
2022	03/09/2022	432,093	348,862	38,374	0	38,374
2021	03/22/2021	408,609	332,250	36,547	0	36,547
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Property Building Permit History

Issued	Permit #	Provided by	Bldg #	Description	Est Construction Cost	Status
No Building Permit records returned.						
Click button on building number to access detailed information:						
	Bldg #	Vacant/Improved Land	Bldg Description	Year Built	SqFt	# Stories
Click	1	Improved	Office Style Misc	1975	10,744	1 Stories

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