



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	660000104				<p>660000104_002.JPG 9/24/2025</p>				
Parcel ID	20N15E-01-1-00000-000-0000								
Cadastral ID	01-20-15-03600								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 3							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	158084								
BICKFORD, JAMES R									
25104 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25104 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.89 - Acres						
Sec/Twn/Rng	1 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24776126 -95.65525368									
TR IN NE BEG: NE/C; S 308.48' TO POB SW ALG ELY ROW WILL ROGERS TPK 490', SELY 348.02' TO PT ON E/L NE, N 525' TO POB					Building Permits				
					Number	Description	Opened	Closed	Amount
					10-21	R12-NEW 1500 SQ FT BUILDING	02/2011	07/2011	16,845
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	40,794	26,951	11%	2,965	Assessed	10,966	1,141.91
Year Frozen	2023	Improvements	110,093	72,733		8,001	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00
TIF Project ID	0	Total Value	150,887	99,684		10,966	Total Taxable	9,966	1,055.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000104	BICKFORD, JAMES R	80	133,458	1000	9,965	1,055.00		
2024	2024-660000104	BICKFORD, JAMES ROBERT &	80	142,443	1000	9,966	966.00		
2023	2023-660000104	BICKFORD, JAMES ROBERT &	80	125,196	1000	9,965	951.00		
2022	2022-660000104	BICKFORD, JAMES ROBERT &	80	111,282	1000	9,336	907.00		
2021	2021-660000104	BICKFORD, JAMES ROBERT &	80	109,295	1000	9,035	856.00		
2020	2020-660000104	BICKFORD, JAMES ROBERT &	80	108,110	1000	8,743	830.00		
2019	2019-660000104	BICKFORD, JAMES ROBERT &	80	104,865	1000	8,459	816.00		
2018	2018-660000104	BICKFORD, JAMES ROBERT &	80	103,749	1000	8,183	791.00		
2017	2017-660000104	BICKFORD, JAMES ROBERT &	80	103,131	1000	7,916	767.00		
2016	2016-660000104	BICKFORD, JAMES ROBERT &	80	101,159	1000	7,656	744.00		
2015	2015-660000104	BICKFORD, JAMES ROBERT &	80	99,477	1000	7,404	726.00		
2014	2014-660000104	BICKFORD, JAMES ROBERT &	80	100,287	1000	7,159	664.00		
2013	2013-660000104	BICKFORD, JAMES ROBERT &	80	91,875	1000	6,922	666.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	82,328.00 x .50 = 40,794	
Factor Value		
Adjustments	1.0000	
Lot Value	40,794	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,361 / 1,361
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	300 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1955 / 53

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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	136,394	100.22	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.53	Total Misc Impr	+	13,709	
Roofing Adj	+ 4.89	Garage Cost	+	10,158	
Subfloor Adj	+ 2.43	Total RCN	=	181,797	
Heat/Cool Adj	+ 10.30	Depreciation (61%)	-	110,896	
Plumbing Adj	+ 6.89	Lump Sums	+	1,962	
Basement Adj	+ 0.00	RCNLD	=	72,863	
Adj Base Cost	= 116.04	Lot Value	+	40,794	
Total Area	x 1,361	Indicated Value	=	113,657	
Adjusted Cost	= 157,930	Value Per SqFt		83.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,863		
Lot Value	40,794		
Indicated Value	113,657	83.51	Per SqFt
Agland Value			
Site Improvements	37,230		
Total Value	150,887	110.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	271	19x5		95	20.99		1,994
EPSW	ENCLOSED PORCH - SOLID WALL	272	13x10		130	54.91		7,138
WODO	Wood Deck - Open	173769	13x6		78	25.16		1,962



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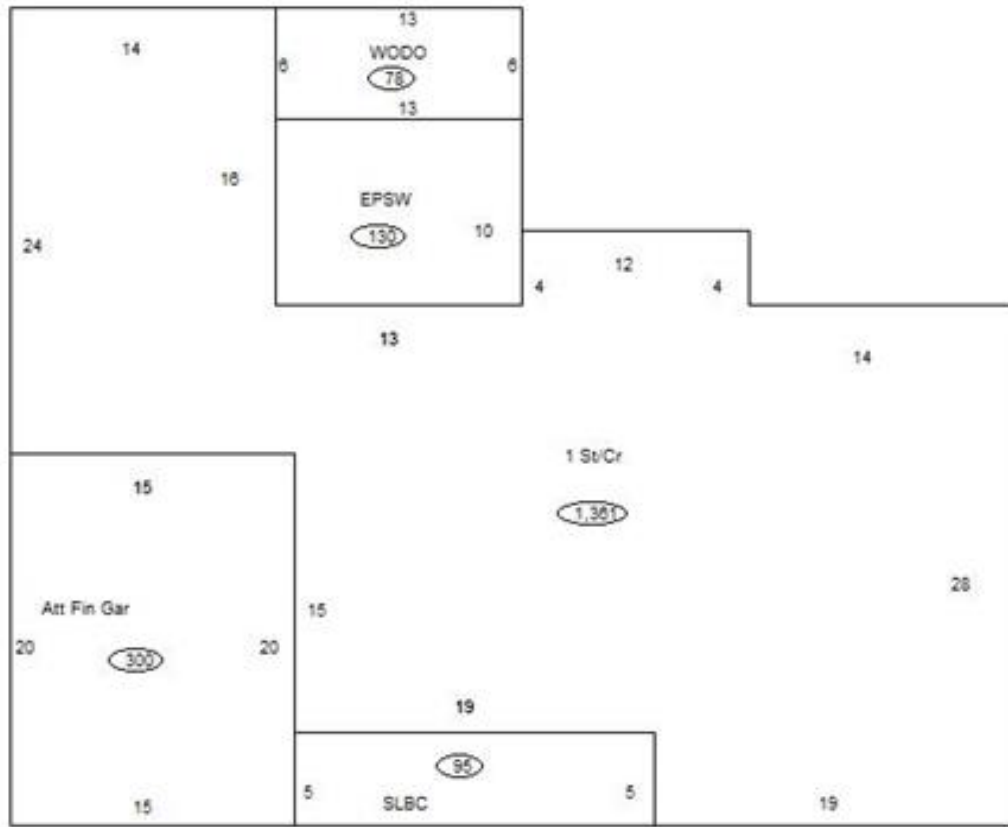
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Sketch Image

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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	1,361	1.000	1,361
2	G	5		10	Att Fin Gar	300	1.000	300
3	M	PRCH		10	SLBC	95	1.000	95
4	M	EPSW		10	EPSW	130	1.000	130
5	M	WODO		10	WODO	78	1.000	78
Total Building Area						1,361		1,361



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	20x20x8	Dirt	Formed Metal	400
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ 100% Func)	
	Base Cost (4.11 x 400)		1,644		1,644	1,644
	PCPT	Carport - Portable - NCV	20x20x8	Dirt	Formed Metal	400
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ 100% Func)	
	Base Cost (4.11 x 400)		1,644		1,644	1,644
	CPRV	Carport - RV	40x16x14	Dirt	Formed Metal	640
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	
	Base Cost (7.47 x 640)		4,781		4,781	2,056
						2,725
	UTIL	SHOP BUILDING	30x50x10	Concrete	Formed Metal	1,500
	Qual	2	Cond 3	Year 2011	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
	Base Cost (27.99 x 1,500)		41,985		41,985	9,237
						32,748
	SHDS	Shed - Small	12x10x6	Plank	Formed Metal	120
	Qual	2	Cond 3.5	Year 2010	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (20.98 x 120)		2,518		2,518	2,518
	SHDS	Shed - Small	12x14x6	Plank	Composition Shingle	168
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (19.37 x 168)		3,254		3,254	1,497
						1,757