



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:59:48
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Assessment Data					Primary Image														
Account 660001150 Parcel ID 20N15E-02-3-00000-000-0000 Cadastral ID 02-20-15-02500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 158444 BICKFORD, VIVIAN S & IMOGENE R ROBISON 25905 S HWY 66 CLAREMORE OK 74019-0000 Parcel Location Situs 08275 E 540 RD Subdivision Lot/Block / Parcel Size .8 - Acres Sec/Twn/Rng 2 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0805\IMG_0001. 8/5/2022</p>														
Legal Description Lat/Long: 36.23525787 -95.68339342																			
PT OF S2 SE SW DESC AT BEG: AT A PT 735' E SW/C S2 SE SW E 167 6'; N 210'; W 167.6'; S 210' TO POB					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0	Land Value	22,859	22,859	11%	2,514	Assessed	3,187	331.87										
Year Frozen	0	Improvements	7,802	6,116		673	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	30,661	28,975		3,187	Total Taxable	3,187	332.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001150	BICKFORD, VIVIAN S			4	27,596	0	3,035	316.00										
2024	2024-660001150	BICKFORD, VIVIAN S			4	27,983	0	2,958	283.00										
2023	2023-660001150	BICKFORD, VIVIAN S			4	28,392	0	2,817	266.00										
2022	2022-660001150	BICKFORD, W DEAN & VIVIAN S			4	24,392	0	2,683	258.00										
2021	2021-660001150	BICKFORD, W DEAN & VIVIAN S			4	36,164	0	3,978	372.00										
2020	2020-660001150	BICKFORD, W DEAN & VIVIAN S			4	36,440	0	4,008	376.00										
2019	2019-660001150	BICKFORD, W DEAN & VIVIAN S			4	35,494	0	3,850	367.00										
2018	2018-660001150	BICKFORD, W DEAN & VIVIAN S			4	33,337	0	3,667	350.00										
2017	2017-660001150	BICKFORD, W DEAN & VIVIAN S			4	33,177	0	3,649	349.00										
2016	2016-660001150	BICKFORD, W DEAN & VIVIAN S			4	32,597	0	3,475	333.00										
2015	2015-660001150	BICKFORD, W DEAN & VIVIAN S			4	32,377	0	3,309	319.00										
2014	2014-660001150	BICKFORD, W DEAN & VIVIAN S			4	33,598	0	3,152	288.00										
2013	2013-660001150	BICKFORD, W DEAN & VIVIAN S			4	32,698	0	3,002	284.00										



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 FLOOD ZONE 0	
Method	Square-Foot	
Base Lot Value	34,827.00 x .66 = 22,859	
Factor Value		
Adjustments	1.0000	
Lot Value	22,859	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	4 - Good
Architecture	STG Storage Value
Style	100% One Story
Exterior Wall	100% Asbestos Siding
Base/Total Area	848 / 848
Style	100% One Story
HVAC	100% No HVAC
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

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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	77,880 91.84 Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	124.55	Total Misc Impr	+	10,401	
Roofing Adj	+ 7.17	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	130,028	
Heat/Cool Adj	+ 0.00	Depreciation (94%)	-	122,226	
Plumbing Adj	+ 9.35	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	7,802	
Adj Base Cost	= 141.07	Lot Value	+	22,859	
Total Area	x 848	Indicated Value	=	30,661	
Adjusted Cost	= 119,627	Value Per SqFt		36.16	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	7,802		
Lot Value	22,859		
Indicated Value	30,661	36.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	30,661	36.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3008	16x6		96	32.89		3,157
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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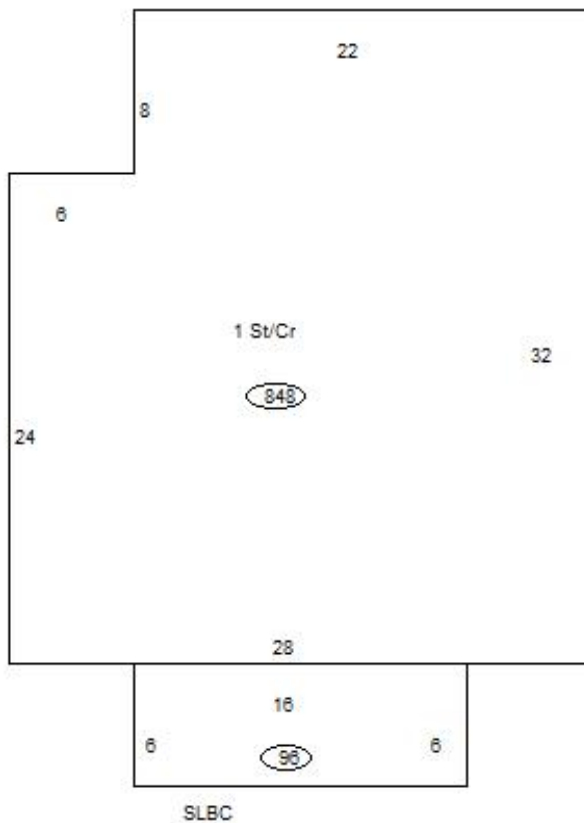
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Sketch Image

660001150



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	848	1.000	848
2	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						848		848