



# 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	660001181								
Parcel ID	20N15E-02-3-00000-000-0000								
Cadastral ID	02-20-15-05300								
Property Type	REAL - Real Property								
Property Class	UA	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	267199								
BICKFORD, VIVIAN SUE &									
IMOGENE F ROBISON									
25905 S HWY 66									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	25925 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	15.09 - Acres						
Sec/Twn/Rng	2 / 20 / 15 / 3								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description									
Lat/Long: 36.23634913 -95.68352560									
TR IN SE SW BEG: 208.89' N SE/ C SW; N 552.71'; W 263.5'; N 45 DEG W TO ELY ROW/L HY 66; SWLY ALG SD ROW 276.20' TO PT; SELY AT RT AN 100', SWLY AT RT ANG 100' NWLY AT RT ANG 100' TO SD HY ROW; CONT SWLY ALG SD ROW 494.48'; S 36-54 E 143.83' S 53-06 W 30.44'; S 36-54 E TO A PT & 210' N SD S/L SD SW; E TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
903/724	ROBISON, ALYNE	12/31/1992	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	3,140	3,140	11%	345	Assessed	14,523	
Year Frozen	0	Improvements	167,958	128,892		14,178	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	171,098	132,032		14,523	Total Taxable	13,523	
								1,425.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001181	BICKFORD, VIVIAN SUE &	80	132,084	1000	13,100	1,381.00		
2024	2024-660001181	BICKFORD, VIVIAN SUE &	80	136,397	1000	12,689	1,227.00		
2023	2023-660001181	BICKFORD, VIVIAN SUE &	80	120,830	1000	12,291	1,171.00		
2022	2022-660001181	BICKFORD, VIVIAN SUE &	80	124,619	1000	12,708	1,231.00		
2021	2021-660001181	BICKFORD, VIVIAN SUE &	80	198,312	1000	15,048	1,418.00		
2020	2020-660001181	BICKFORD, VIVIAN SUE &	80	197,606	1000	14,581	1,378.00		
2019	2019-660001181	BICKFORD, VIVIAN SUE &	80	192,344	1000	14,127	1,356.00		
2018	2018-660001181	BICKFORD, VIVIAN SUE &	80	133,520	1000	13,687	1,314.00		
2017	2017-660001181	BICKFORD, VIVIAN SUE &	80	132,378	1000	13,435	1,294.00		
2016	2016-660001181	BICKFORD, VIVIAN SUE &	80	129,091	1000	13,015	1,257.00		
2015	2015-660001181	BICKFORD, VIVIAN SUE &	80	126,474	1000	12,606	1,228.00		
2014	2014-660001181	BICKFORD, VIVIAN SUE &	80	129,478	1000	12,210	1,126.00		
2013	2013-660001181	BICKFORD, VIVIAN SUE &	80	116,596	1000	11,826	1,130.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,221 / 1,221
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,221
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1994 / 24



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0308\IMG\_0047. 3/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	103.38	Total Misc Impr	+ 7,493				
Roofing Adj	+ 4.64	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.20	Total RCN	= 175,808				
Heat/Cool Adj	+ 11.47	Depreciation ( 32%)	- 56,259				
Plumbing Adj	+ 7.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 119,549				
Adj Base Cost	= 125.84	Lot Value	+ 119,549				
Total Area	x 1,221	Indicated Value	= 119,549				
Adjusted Cost	= 153,651	Value Per SqFt	97.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,549		
Lot Value			
Indicated Value	119,549	97.91	Per SqFt
Agland Value	3,140		
Site Improvements	11,207		
Total Value	133,896	109.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3089	180		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	3090	17x8		136	23.81		3,238



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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	G	5		10	Att Fin Gar	400	1.000	400
2	M	PRCH		10	SLBC	180	1.000	180
3	M	PRCH		10	SLBC	136	1.000	136
4	R	1	Slab	10	1 St/SI	1,221	1.000	1,221
<b>Total Building Area</b>						1,221		1,221



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x7	Plank	Formed Metal	80	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (30.79 x 80)		2,463		2,463	1,749	714
	PCPT	Carport - Portable	12x18x8	Dirt	Formed Metal	216	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (3.95 x 216)		853		853	682	171
	BNGP	Barn - General Purpose	26x40x10	Dirt	Galvanized Metal	1,040	
	Qual	4	Cond 3	Year 1960	Eff Age 50		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (72% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (31.32 x 1,040)		32,573		32,573	23,453	9,120
	LNTA	Lean To - Attached	14x40x8	Dirt	Galvanized Metal	560	
	Qual	4	Cond 3	Year 1960	Eff Age 50		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (10.73 x 560)		6,009		6,009	4,807	1,202



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	FLOOD ZONE 0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	.00 x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953310
Total Building Area	760	Image Date	3/22/2021
Total Base Value	116,044	Name	IMG_0029.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	7,963		
Replacement Cost New	124,007		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	37,202		
Economic Depreciation			
RCNLD (All Sources)	37,202		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	37,202		
Land Value			
Cost Approach Value	37,202		48.95/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	119,549
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	37,202 48.95/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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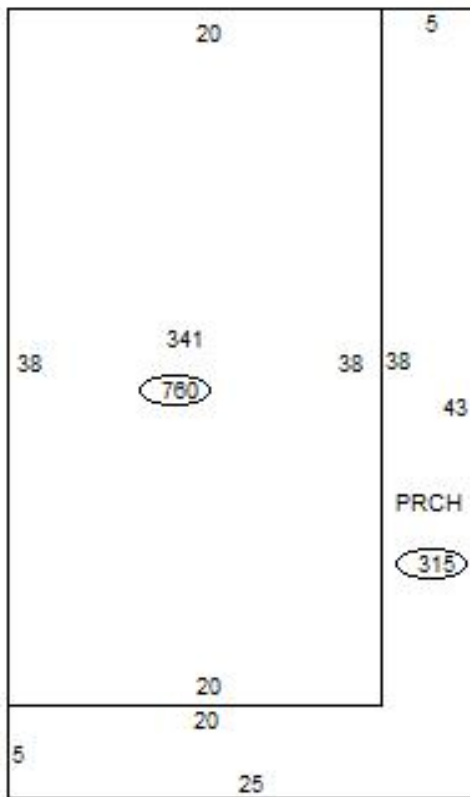
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	341	760	1.000	760
2	M	PRCH		13	PRCH	315	1.000	315
<b>Total Building Area</b>						760		760



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Account 660001181  
Parcel ID 20N15E-02-3-00000-000-0000  
Cadastral ID 02-20-15-05300

Tax Area Code 80  
Property Class UA  
Owners Name BICKFORD, VIVIAN SUE &

### Building Data

Building ID 4330  
Building Sequence 1  
Occupancy 1 341 Medical Office 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 760  
Average Perimeter 116  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1950  
Effective Age 30  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 4 - Good  
Exterior Wall 96 - Stud Walls-Wood Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0029.JPG  
Image Date 3/22/2021  
Image Name IMG\_0029.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 104.43  
Wall Cost 34.93  
HVAC Cost 13.33  
Basement Cost 0.00  
Total Base Cost 152.69  
Total Area 760  
Base RCN 116,044  
Misc Impr Value 7,963

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 124,007  
Physical Depreciation 70%  
Functional Depreciation  
Total Depreciation 70% (86,805)  
Total RCNLD 37,202  
Lump Sums  
Total Building Value 37,202 \$ 48.95 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		315	315	25.28		7,963
<b>Total Misc Improvement</b>							<b>7,963</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			7.300	224	224	1,635	1,635
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			7.790	193	193	1,505	1,505
<b>IMP PST Totals</b>						15.090			3,140	3,140
<b>Total Agland</b>						15.090			3,140	3,140