



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:15:43
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001182 Parcel ID 20N15E-02-3-00000-000-0000 Cadastral ID 02-20-15-05400 Property Type REAL - Real Property Property Class RCL VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 267199 BICKFORD, VIVIAN SUE & IMOGENE F ROBISON 25905 S HWY 66 CLAREMORE OK 74019-0000 Parcel Location Situs 25965 S HWY 66 Subdivision Lot/Block / Parcel Size .4 - Acres Sec/Twn/Rng 2 / 20 / 15 / 3 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23568218 -95.68562767																																																																																																																									
TR IN SE SW BEG: 95.5' E & 210' N SW/C SE SW; N 84' TO PT 239.55' E OF ELY ROW/L HY 66; N53-06E 100'; S36-54E TO PT E OF POB & 210' N S/L SD SE SW; W 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																																																																																																											
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Date 04/17/2026
 Time 18:15:43
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	21600		
Non-Ag Acres	0.433		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	18,866.00 x 1.25 = 23,583		
Factor Value	0		
Adjustments			
Lot Value	23,583		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953312
Total Building Area	2,400	Image Date	3/22/2021
Total Base Value	235,368	Name	IMG_0031.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	6,561		
Replacement Cost New	241,929		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	157,254		
Economic Depreciation			
RCNLD (All Sources)	157,254		
Depreciated Improvements			
Outbuilding Value	3,424		
Total Improvement Value	160,678		
Land Value	23,583		
Cost Approach Value	184,261		
			76.78/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,424
Miscellaneous Income		Land Value	23,583
Effective Gross Income (EGI)		Total Appraised Value	184,261
Total Expenses			76.78/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

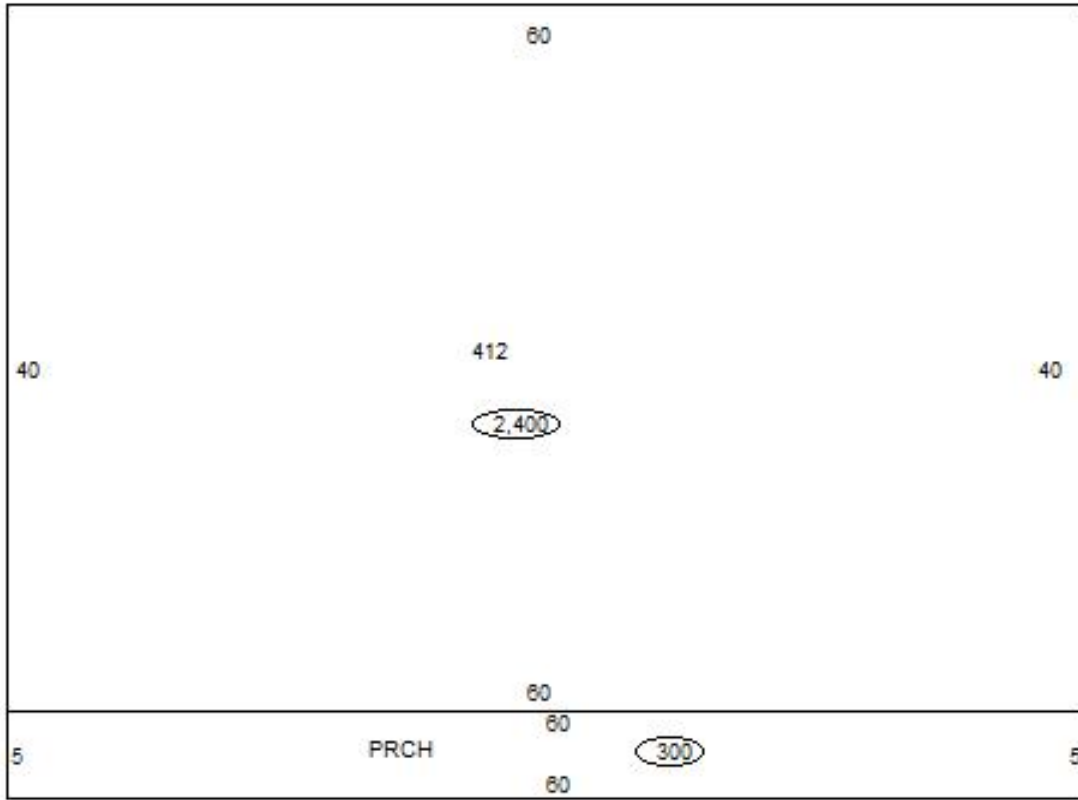
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Date 04/17/2026
Time 18:15:43
Page 3

Sketch Image

660001182



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	412		13	412	2,400	1.000	2,400
2	M	PRCH		13	PRCH	300	1.000	300
Total Building Area						2,400		2,400



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 Time 18:15:43
 Page 4

Account 660001182
 Parcel ID 20N15E-02-3-00000-000-0000
 Cadastral ID 02-20-15-05400

Tax Area Code 4
 Property Class RCL
 Owners Name BICKFORD, VIVIAN SUE &

Building Data

Building ID 1049
 Building Sequence 1
 Occupancy 1 412 Neighborhood Shopping Ctr 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,400
 Average Perimeter 200
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 1988
 Effective Age 15
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 4 - Good
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 8 - Warmed and Cooled Air
 Roof Type Gable
 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_0031.JPG
 Image Date 3/22/2021
 Image Name IMG_0031.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 66.94
 Wall Cost 19.21
 HVAC Cost 11.92
 Basement Cost 0.00
 Total Base Cost 98.07
 Total Area 2,400
 Base RCN 235,368
 Misc Impr Value 6,561

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 241,929
 Physical Depreciation 35%
 Functional Depreciation
 Total Depreciation 35% (84,675)
 Total RCNLD 157,254
 Lump Sums
 Total Building Value 157,254 \$ 65.52 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		60x5	300	21.87		6,561
Total Misc Improvement							6,561



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Time 18:15:43

Page 5

660001182

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		4,690
	Qual 4	Cond 4	Year 1988	Eff Age 15		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.65 x 4,690)		17,119	13,695	3,424
Total Site Improvement Value				3,424