



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	660004867				No Image On File				
Parcel ID	20N16E-06-2-00000-000-0000								
Cadastral ID	06-20-16-04200								
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									
Subdivision									
Lot/Block	/	Parcel Size	1.289 - Acres						
Sec/Twn/Rng	6 / 20 / 16 / 2								
Neighborhood	2016 - UNPLATTED LAND								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24856708 -95.65459265									
TR IN LOT 4, BEG 120' N SW/C NW NW NW, N 46-31-38 E 483.69' W 290,, S 39-59 W 95' TO W/L LOT 4 S TO POB					Building Permits				
					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	30,261	11,825	11%	1,301	Assessed	1,301	135.48
Year Frozen	0	Improvements	1,873	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	32,134	11,825		1,301	Total Taxable	1,301	135.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004867	BICKFORD, JAMES R	80	26,932	0	1,239	129.00		
2024	2024-660004867	BICKFORD, JAMES ROBERT &	80	26,932	0	1,180	113.00		
2023	2023-660004867	BICKFORD, JAMES ROBERT &	80	26,850	0	1,124	107.00		
2022	2022-660004867	BICKFORD, JAMES ROBERT &	80	23,805	0	1,070	103.00		
2021	2021-660004867	BICKFORD, JAMES ROBERT &	80	23,805	0	1,019	95.00		
2020	2020-660004867	BICKFORD, JAMES ROBERT &	80	23,805	0	971	91.00		
2019	2019-660004867	BICKFORD, JAMES ROBERT &	80	19,838	0	925	89.00		
2018	2018-660004867	BICKFORD, JAMES ROBERT &	80	14,588	0	881	84.00		
2017	2017-660004867	BICKFORD, JAMES ROBERT &	80	14,588	0	839	81.00		
2016	2016-660004867	BICKFORD, JAMES ROBERT &	80	14,588	0	799	76.00		
2015	2015-660004867	BICKFORD, JAMES ROBERT &	80	14,588	0	761	74.00		
2014	2014-660004867	BICKFORD, JAMES ROBERT &	80	14,588	0	725	66.00		
2013	2013-660004867	BICKFORD, JAMES ROBERT &	80	14,588	0	690	65.00		



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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	56,192.00 x .54 = 30,261							
Factor Value								
Adjustments	1.0000							
Lot Value	30,261							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 30,261					
Total Area	x	Indicated Value	= 30,261					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 30,261				
				Indicated Value 30,261 0.00 Per SqFt				
				Agland Value				
				Site Improvements 1,873				
				Total Value 32,134 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	22x12x12	Gravel	Formed Metal	264
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (8.06 x 264)	2,128		255	1,873