



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:46:56
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Assessment Data					Primary Image																																																																																																																				
Account 660013170 Parcel ID 000000-00-0-00264-001-0008 Cadastral ID 13-21-14-02130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 338191 BICKFORD, JOSEPH & KARA MAXWELL 9719 N DOVER PL OWASSO OK 74055-0000 Parcel Location Situs 09719 N DOVER PL Subdivision DOVER POND Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29523647 -95.75989910																																																																																																																									
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Lot Data		Square-Foot - NBHD 1027 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3315	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAKE LOT	0
Method	Square-Foot	
Base Lot Value	57,999.00 x 2.30 = 133,483	
Factor Value		
Adjustments	1.0000	
Lot Value	133,483	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,529 / 3,790
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,529
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	609 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	416,734	109.96	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	566,360 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.30	Total Misc Impr	+	29,799			
Roofing Adj	+ 3.85	Garage Cost	+	23,191			
Subfloor Adj	+ -2.25	Total RCN	=	517,189			
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	175,844			
Plumbing Adj	+ 7.11	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	341,345			
Adj Base Cost	= 122.48	Lot Value	+	133,483			
Total Area	x 3,790	Indicated Value	=	474,828			
Adjusted Cost	= 464,199	Value Per SqFt		125.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	341,345		
Lot Value	133,483		
Indicated Value	474,828	125.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	474,828	125.28	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	6,429.63		6,430
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PRCH	SLAB PORCH - COVERED	31570	28x14		392	28.18		11,047
PATO	SLAB PORCH - OPEN	31571	16x15		240	11.13		2,671
PRCH	SLAB PORCH - COVERED	31572	5x4		20	29.47		589
PRCH	Slab Porch - Covered	31573	15x6		90	29.24		2,632



Rogers

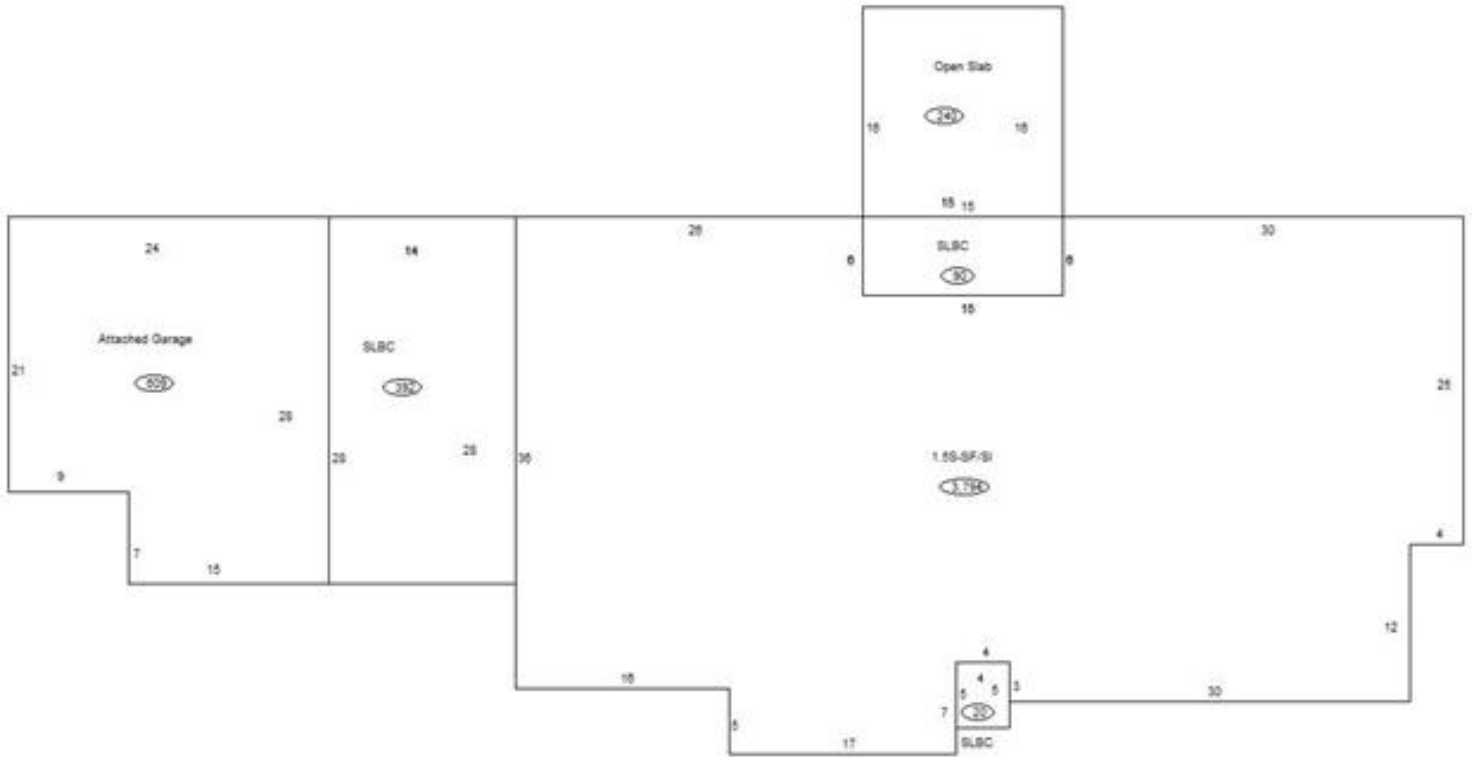
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Sketch Image

660013170



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	609	1.000	609
2	M	PRCH		10	SLBC	392	1.000	392
3	M	PATO		10	Open Slab	240	1.000	240
4	M	PRCH		10	SLBC	20	1.000	20
5	M	PRCH		10	SLBC	90	1.000	90
6	R	5	Slab	10	1.5S-SF/SI	2,529	1.500	3,794
Total Building Area						2,529		3,794