



# 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	660025395				<p>660025395_002.JPG 12/8/2025</p>									
Parcel ID	000000-00-0-20050-001-0004													
Cadastral ID	30-20-15-03760													
Property Type	REAL - Real Property													
Property Class	CH	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	39014													
BICKFORD, B JOE & TRECIA														
TRUST														
23052 S HWY 88 CLAREMORE OK 74019-1969														
Parcel Location														
Situs	00405 S CHEROKEE ST													
Subdivision	COLLEGE VIEW													
Lot/Block	0004 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	30 / 20 / 15 / 5													
Neighborhood	1184 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description														
Lat/Long: 36.18387483 -95.74826154														
LOT 4 BLOCK 1 COLLEGE VIEW														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2392/600	SIMMONS, PAULA J	03/28/2014	95,500	WG										
1194/114	CATOOSA UNITED METHODIST	09/17/1999	165,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2015	Land Value	36,069	0	11%	0	Assessed	0 0.00						
Year Frozen	0	Improvements	42,711	0	0	0	Penalty	0 0.00						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00						
TIF Project ID	0	Total Value	78,780	0	0	0	Total Taxable	0 0.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025395	BICKFORD, B JOE & TRECIA	1	46,562	0		.00							
2024	2024-660025395	BICKFORD, B JOE & TRECIA	1	49,588	0		.00							
2023	2023-660025395	BICKFORD, B JOE & TRECIA	1	52,560	0		.00							
2022	2022-660025395	BICKFORD, B JOE & TRECIA	1	50,084	0		.00							
2021	2021-660025395	BICKFORD, B JOE & TRECIA	1	50,084	0		.00							
2020	2020-660025395	BICKFORD, B JOE & TRECIA	1	51,005	0		.00							
2019	2019-660025395	BICKFORD, B JOE & TRECIA	1	48,373	0		.00							
2018	2018-660025395	BICKFORD, B JOE & TRECIA	1	51,430	0		.00							
2017	2017-660025395	BICKFORD, B JOE & TRECIA	1	50,981	0		.00							
2016	2016-660025395	BICKFORD, B JOE & TRECIA	1	48,485	0		.00							
2015	2015-660025395	BICKFORD, B JOE & TRECIA	1	48,485	0		.00							
2014	2014-660025395	BICKFORD, B JOE & TRECIA	1	46,536	0		.00							
2013	2013-660025395	SIMMONS, S DOILE & PAULA J	1	45,618	0		.00							



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Lot Data		Square-Foot - NBHD 1184 #1		Primary Image				
Lot Size				<p>660025395_002.JPG 12/8/2025</p>				
Lot Count								
Units Buildable	3578							
Non-Ag Acres	0.2606							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	11,352.00 x 3.00 = 34,056							
Factor Value								
Adjustments	1.0591							
Lot Value	36,069							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	2.5 - Fair							
Quality	2 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	50% Frame, Siding, Vinyl 50% Frame, Siding, Met							
Base/Total Area	1,180 / 1,180							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	8 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1954 / 63							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	93.13	Total Misc Impr	+	2,056				
Roofing Adj	+ 4.21	Garage Cost	+					
Subfloor Adj	+ 2.45	Total RCN	=	141,343				
Heat/Cool Adj	+ 10.30	Depreciation ( 70%)	-	98,940				
Plumbing Adj	+ 7.95	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	42,403				
Adj Base Cost	= 118.04	Lot Value	+	36,069				
Total Area	x 1,180	Indicated Value	=	78,472				
Adjusted Cost	= 139,287	Value Per SqFt		66.50				
		<b>GRM Approach</b>						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		<b>Multiple Regression</b>						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 63,017 53.40 Per SqFt						
		<b>Direct Comparables</b>						
		Selection Model A Adam Test						
		Adjustment Model 1 2022 Residential						
		Comparables						
		Indicated Value						
		<b>Value Reconciliation</b>						
		Selected Approach Cost Approach						
		Improvements 42,403						
		Lot Value 36,069						
		Indicated Value 78,472 66.50 Per SqFt						
		Agland Value						
		Site Improvements 308						
		Total Value 78,780 66.76 Total Value Per SqFt						
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62063	14x7		98	20.98		2,056



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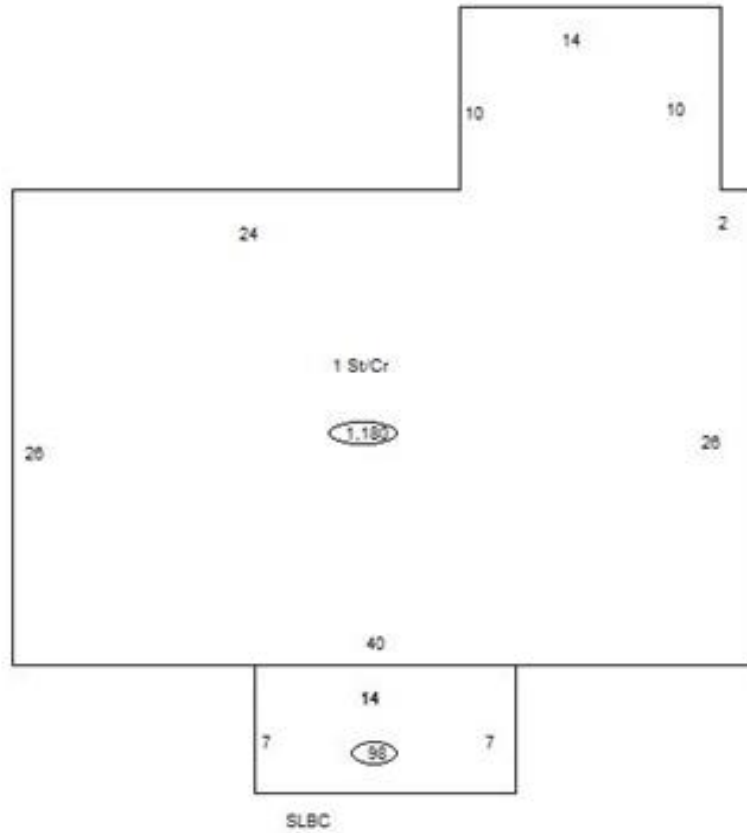
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,180	1.000	1,180
2	M	PRCH		10	SLBC	98	1.000	98
<b>Total Building Area</b>						1,180		1,180



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	12x24x8	Dirt	Formed Metal	288
	Qual 3	Cond 3	Year 1980	Eff Age 35		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.35 x 288)		1,541		1,541	1,233	308