



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660082890 <b>Parcel ID</b> 21N15E-02-2-00000-000-0000 <b>Cadastral ID</b> 02-21-15-00520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 283067 BICKEL, KIRBY M II &  JENNIFER M 8452 E 470 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08452 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 2 / 21 / 15 / 2 <b>Neighborhood</b> 6080 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33312746 -95.67840132 S 274' OF N 1307' OF E 398' OF E2 E2 NW					<b>Building Permits</b> <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>R23 089</td> <td>R24 NEW POOL</td> <td>11/2023</td> <td>03/2024</td> <td>70,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 089	R24 NEW POOL	11/2023	03/2024	70,000																																																																																																						
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,857 / 2,073
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,857
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17

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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	99.39	Total Misc Impr	+	9,062	
Roofing Adj	+ 4.28	Garage Cost	+	16,559	
Subfloor Adj	+ -2.04	Total RCN	=	278,009	
Heat/Cool Adj	+ 12.64	Depreciation ( 19%)	-	52,822	
Plumbing Adj	+ 7.48	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	225,187	
Adj Base Cost	= 121.75	Lot Value	+		
Total Area	x 2,073	Indicated Value	=	225,187	
Adjusted Cost	= 252,388	Value Per SqFt		108.63	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,187		
Lot Value			
Indicated Value	225,187	108.63	Per SqFt
Agland Value	149		
Site Improvements	36,074		
Total Value	261,410	126.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	100436	6x6		36	26.82		966
PRCH	SLAB PORCH - COVERED	100437	312		312	25.95		8,096
SHLT	STORM SHELTER - AG IN GARAGE		1	2025	1	0.00		



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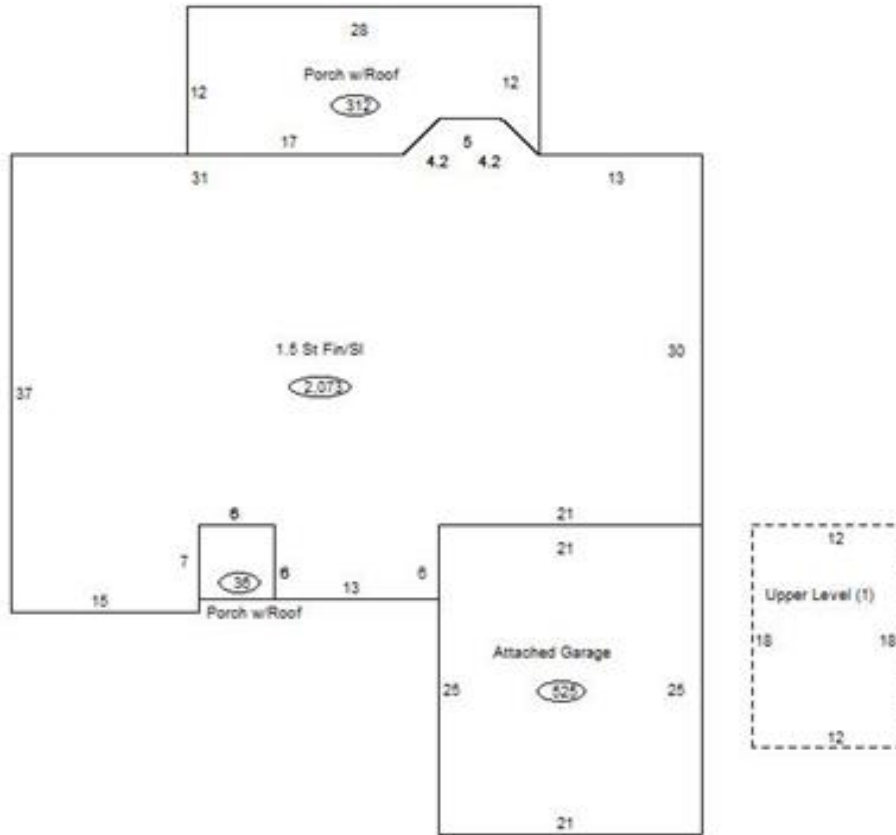
Date 04/17/2026

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### Sketch Image

660082890



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,857	1.116	2,073
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	312	1.000	312
5	U	^UL		13	Upper Level (1)	216	1.000	216
<b>Total Building Area</b>						<b>1,857</b>		<b>2,073</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual 3	Cond 3	Year 2025	Eff Age	1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (6% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2,751.55 x 1) 2,752			2,752	165	2,587
	SPLG	Swimming Pool - In Ground	0x0x0		Reinforced-Concrete	600
	Qual 5	Cond 6	Year 2024	Eff Age	1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (58.75 x 600) 35,250			35,250	1,763	33,487
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 2

T:\Appraisers\ROB STUFF\004.JPG 1/21/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	88.56	Total Misc Impr	+ 14,051
Roofing Adj	+ 4.09	Garage Cost	+
Subfloor Adj	+ -1.09	Total RCN	= 204,801
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,096
Plumbing Adj	+ 5.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,705
Adj Base Cost	= 109.00	Lot Value	+
Total Area	x 1,750	Indicated Value	= 200,705
Adjusted Cost	= 190,750	Value Per SqFt	114.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,705		
Lot Value			
Indicated Value	200,705	114.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	200,705	114.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	163234	388		388	23.08		8,955
FPR1	Fireplace - Residential 1 Story		1	2024	1	5,095.98		5,096



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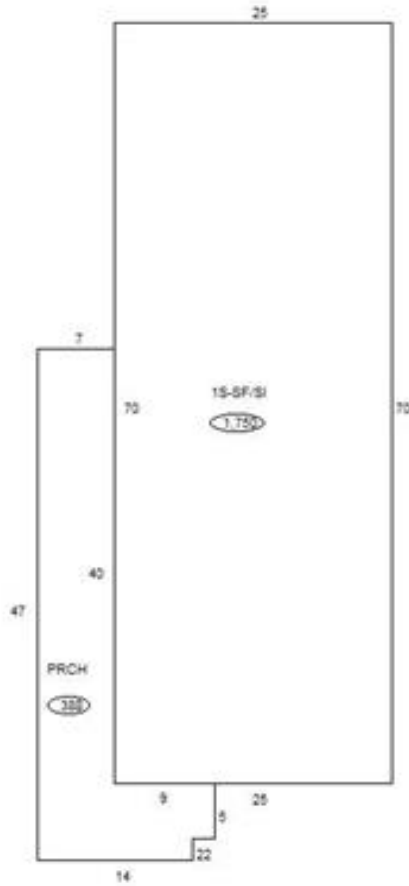
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### Sketch Image

660082890



### Sketch Vector Information

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1	R	1	Slab	13	1S-SF/SI	1,750	1.000	1,750
2	M	PRCH		13	PRCH	388	1.000	388
<b>Total Building Area</b>						<b>1,750</b>		<b>1,750</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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			.520	81	81	42	42
OS	OSAGE CLAY	TMBR	58			.520	104	104	54	54
RS	ROUGH STONY LAND	TMBR	20			1.460	36	36	53	53
<b>TMBR Totals</b>						2.500			149	149
<b>Total Agland</b>						2.500			149	149