



# 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	660098242								
Parcel ID	23N15E-27-1-00000-000-0003								
Cadastral ID	27-23-15-00431								
Property Type	REAL - Real Property								
Property Class	UR	VI Area	2						
Tax Area	31 - OOLOGAH OT/NW FIRE								
Name ID	349700								
BICKFORD, KORBIN A & ABIGAIL LAJUNE									
11252 S 4110 RD OOLOGAH OK 74053-0000									
Parcel Location									
Situs	11252 S 4110 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.03 - Acres						
Sec/Twn/Rng	27 / 23 / 15 / 1								
Neighborhood	4020 - OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.44840281 -95.68762246									
TR IN E2 SE NE DESC AS BEG SE/C NE SE NE; S88.5353W 589.03'; N02.4459W 659.15'; N88.5413E 603.93'; S01.2719E 658.83' TO POB. LESS TR DESC AS COMM NE/C E2 SE NE; S01.2719E 439.22' TO POB; S88.5400W 594'; S02.4459E 219.72'; N88.5353E 589.03'; N01.2719W 219 61' TO POB.LESS TR DESC COMM NE/C E2 SE NE; S01.2719E									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R22- BUILDING SOMETHING NEW	11/2020	06/2021						
R18	R20-POSS NEW CONSTRUCTION	06/2017	01/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WALLS, CHRIS	03/13/2026	420,000	YES					
/	CMR FARM & RANCH PROPERTIES LL	01/10/2020	40,000	17					
2489/227	CROWN ROYAL INVESTMENTS LLC	07/30/2015	115,000	WG					
2483/566	CROWN ROYAL INVESTMENTS LLC	05/28/2015	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2027	Land Value	75,730	42,457	11%	4,670	Assessed	26,095	2,823.00
Year Frozen	0	Improvements	250,537	194,780		21,425	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00
TIF Project ID	0	Total Value	326,267	237,237		26,095	Total Taxable	25,095	2,729.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098242	WALLS, CHRIS	31	317,262	1000	24,336	2,647.00		
2024	2024-660098242	WALLS, CHRIS	31	306,870	1000	23,599	2,486.00		
2023	2023-660098242	WALLS, CHRIS	31	230,714	1000	22,882	2,394.00		
2022	2022-660098242	WALLS, CHRIS	31	232,724	1000	22,186	2,310.00		
2021	2021-660098242	WALLS, CHRIS	31	185,677	1000	19,425	2,039.00		
2020	2020-660098242	WALLS, CHRIS	31	146,084	0	16,068	1,700.00		
2019	2019-660098242	CMR FARM & RANCH PROPERTIES LLC	31	1,183	0	130	14.00		
2018	2018-660098242	CMR FARM & RANCH PROPERTIES LLC	31	382	0	42	5.00		
2017	2017-660098242	CMR FARM & RANCH PROPERTIES LLC	31	382	0	42	5.00		
2016	2016-660098242	CMR FARM & RANCH PROPERTIES LLC	31	1,137	0	98	10.00		
2015	2015-660098242	CMR FARM & RANCH PROPERTIES LLC	31	869	0	96	9.00		



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Lot Data		Square-Foot - NBHD 4020 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres	3.1041				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	135,215.00 x .56 = 75,730				
Factor Value					
Adjustments	1.0000				
Lot Value	75,730				
<b>Residential Data</b>				<p>\\tsclient\C\Users\CB\Pictures\2020-01-03\IMG_0016.JPG 1/3/2020</p>	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	40% Veneer, Masonry 60% Frame, Stucco			MRA Code 1 Test	
Base/Total Area	1,800 / 1,800			Adusted R 0.8445	
Style	100% One Story			Indicated Value 236,810 131.56 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	4 Metal, Preformed			Selection Model 1 Res	
Area on Slab	1,800			Adjustment Model A2 AO Test	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				<b>Value Reconciliation</b>	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 204,154	
Year/Eff Age	2019 / 5			Lot Value 75,730	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 279,884 155.49 Per SqFt	
Base Cost	92.01	Total Misc Impr	+ 7,971	Agland Value	
Roofing Adj	+ 4.76	Garage Cost	+ 0	Site Improvements 46,383	
Subfloor Adj	+ -1.09	Total RCN	= 214,899	Total Value 326,267 181.26 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	- 10,745		
Plumbing Adj	+ 7.81	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 204,154		
Adj Base Cost	= 114.96	Lot Value	+ 75,730		
Total Area	x 1,800	Indicated Value	= 279,884		
Adjusted Cost	= 206,928	Value Per SqFt	155.49		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	144330	30x8		240	23.44	5,626
PATO	Slab Porch - Open	151147	26x10		260	9.02	2,345



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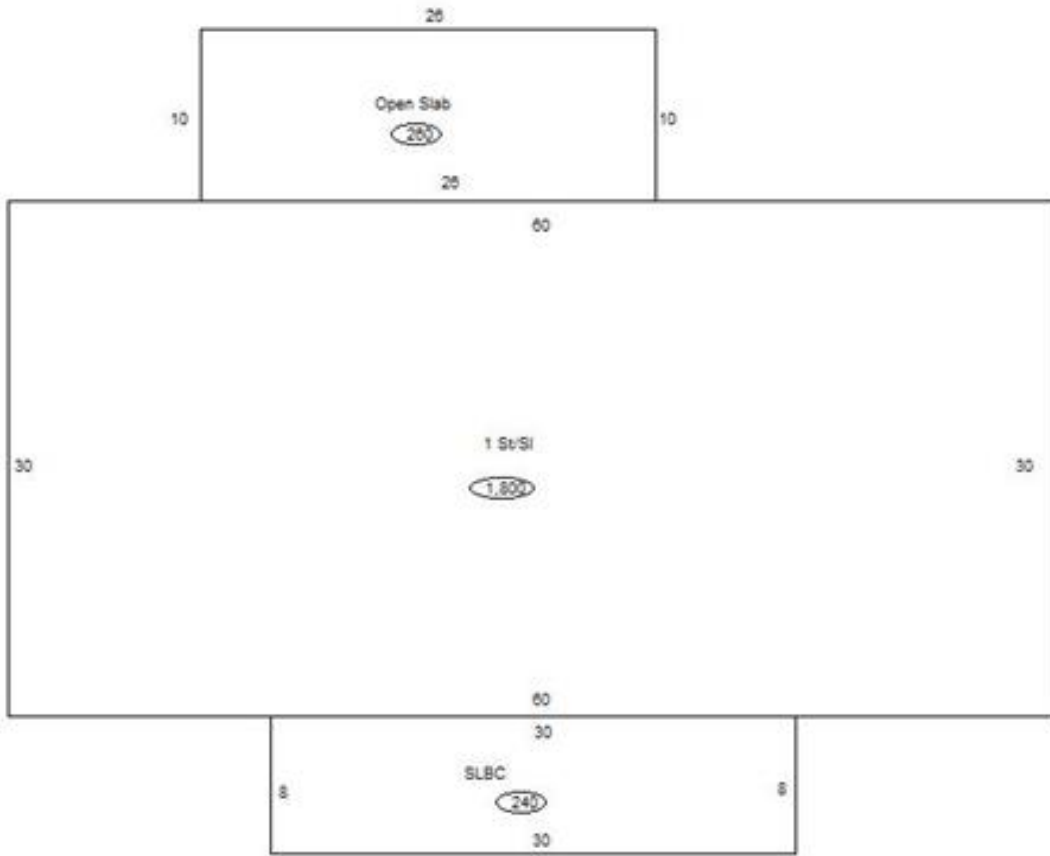
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,800	1.000	1,800
2	M	PRCH		10	SLBC	240	1.000	240
3	M	PATO		10	Open Slab	260	1.000	260
<b>Total Building Area</b>						<b>1,800</b>		<b>1,800</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	31x30x10	Dirt	Formed Metal	930
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b> Base Cost (23.53 x 930) 21,883		<b>Modifier Total</b>	<b>RCN</b> 21,883	<b>Depr (7% Phys/ % Func)</b> 1,532	<b>RCNLD</b> 20,351
	BNGP	Barn - General Purpose	39x30x10	Dirt	Formed Metal	1,170
	Qual 3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b> Base Cost (23.02 x 1,170) 26,933		<b>Modifier Total</b>	<b>RCN</b> 26,933	<b>Depr (7% Phys/ % Func)</b> 1,885	<b>RCNLD</b> 25,048
	LOAF	LOAFING SHED	12x16x8	Dirt	Formed Metal	192
	Qual 3	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b> Base Cost (7.12 x 192) 1,367		<b>Modifier Total</b>	<b>RCN</b> 1,367	<b>Depr (28% Phys/ % Func)</b> 383	<b>RCNLD</b> 984