



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:27:12
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Assessment Data					Primary Image																																																																																				
Account 660099997 Parcel ID 22N16E-35-1-00000-000-0099 Cadastral ID 35-22-16-00420 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 323977 JACKSON, MICHAEL M & KIMBERLY M & SHERRY D BICKFORD 18432 S 4180 RD CLAREMORE OK 74017-0000																																																																																									
Parcel Location Situs 18432 S 4180 RD Subdivision Lot/Block / Parcel Size 1.33 - Acres Sec/Twn/Rng 35 / 22 / 16 / 1 Neighborhood 2216 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																									
Legal Description Lat/Long: 36.34468770 -95.56171292 TR IN S2 SE NE DESC AS COMM AT SE/C NE; N00.1019E 476.43' TO POB; N89.4908W 394.54'; S001139W 146.60'; S89.4908E 394.60'; N00 1019E 146.61' TO POB.					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>R18 000055</td> <td>R19- NEW 3541 SQ FT SFR</td> <td>03/2018</td> <td>09/2018</td> <td>380,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000055	R19- NEW 3541 SQ FT SFR	03/2018	09/2018	380,000																																																																						
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Lot Data		Square-Foot - NBHD 2216 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.2867		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	56,049.00 x .71 = 39,844		
Factor Value			
Adjustments	1.0000		
Lot Value	39,844		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	3,552 / 3,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,552
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	1,230 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	579,797 163.23 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	565,571
Lot Value	39,844
Indicated Value	605,415 170.44 Per SqFt
Agland Value	
Site Improvements	
Total Value	605,415 170.44 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.48	Total Misc Impr	+ 49,784
Roofing Adj	+ 5.90	Garage Cost	+ 59,544
Subfloor Adj	+ -4.30	Total RCN	= 601,671
Heat/Cool Adj	+ 17.38	Depreciation (6%)	- 36,100
Plumbing Adj	+ 10.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 565,571
Adj Base Cost	= 138.61	Lot Value	+ 39,844
Total Area	x 3,552	Indicated Value	= 605,415
Adjusted Cost	= 492,343	Value Per SqFt	170.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138773	18x11		198	35.68		7,065
PATO	SLAB PORCH - OPEN	138774	5x4		20	15.22		304
PATO	SLAB PORCH - OPEN	138775	18x12		216	13.63		2,944
PRCH	SLAB PORCH - COVERED	138776	19x18		342	35.06		11,991
PRCH	SLAB PORCH - COVERED	138777	16x6		96	36.32		3,487
PATO	SLAB PORCH - OPEN	138778	17x4		68	15.22		1,035
PRCH	SLAB PORCH - COVERED	138779	211		211	35.62		7,516
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2	2	7,721.18		15,442



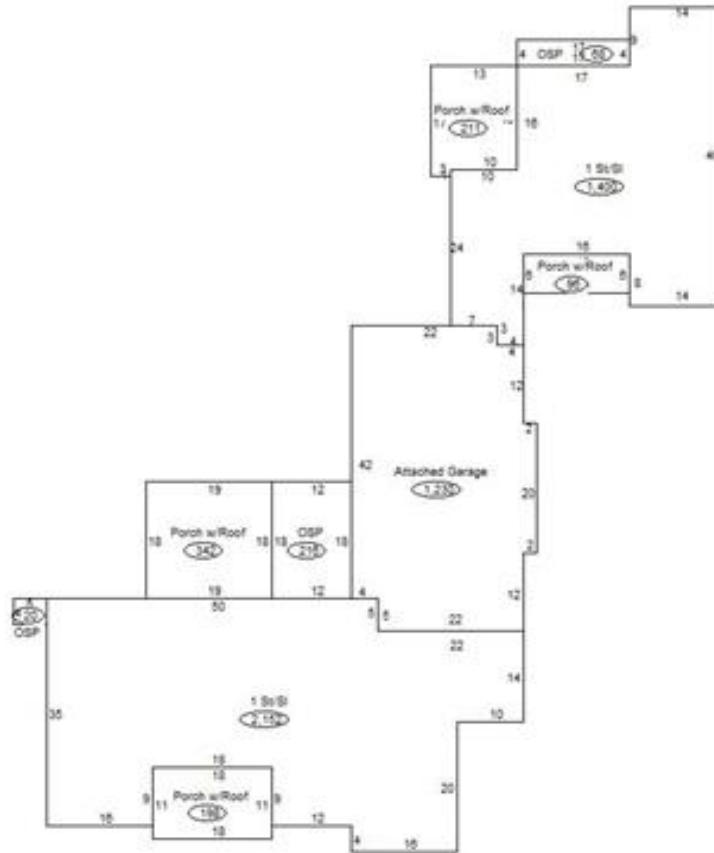
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Sketch Image

66009997



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,152	1.000	2,152
2	G	1		20	Attached Garage	1,230	1.000	1,230
3	R	1	Slab	20	1 St/SI	1,400	1.000	1,400
4	M	PRCH		20	SLBC	198	1.000	198
5	M	PATO		20	Open Slab	20	1.000	20
6	M	PATO		20	Open Slab	216	1.000	216
7	M	PRCH		20	SLBC	342	1.000	342
8	M	PRCH		20	SLBC	96	1.000	96
9	M	PATO		20	Open Slab	68	1.000	68
10	M	PRCH		20	SLBC	211	1.000	211
Total Building Area						3,552		3,552