




# 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> 660104920 <b>Parcel ID</b> 20N15E-20-3-00000-001-0000 <b>Cadastral ID</b> 20-20-15-00520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 333390 BICKFORD, B JOE & TRECIA REVOCABLE TRUST  106 W MUNGER CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00106 W MUNGER <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 3 <b>Neighborhood</b> 2015 - UNPLATTED <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660104920_002.JPG 11/4/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.19578690 -95.74384048 TR BEG INTERSECT OF N LINE BLOCK 1 CATOOSA OT AND W LINE W2 NW SW; N89.5619E 330.20'; N00.1219E 132'; S89.5619W 330.20'; S00.1219W 132' TO POB.																																																																					
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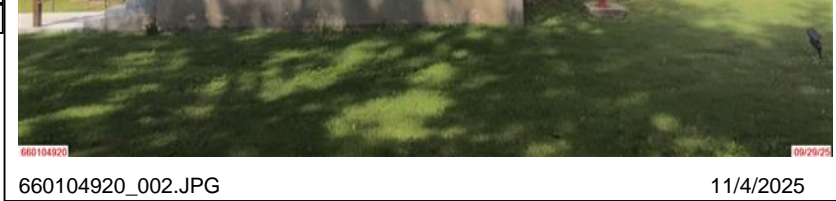
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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0.9382 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 FLOOD ZONE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 40,867.00 x .63 = 25,879 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 25,879		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,800 / 1,800
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,800
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2020 / 5



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	196,228	109.02	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	87.95	<b>Total Misc Impr</b>	+	4,484	
<b>Roofing Adj</b>	+ 4.07	<b>Garage Cost</b>	+		
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	=	205,310	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 5%)</b>	-	10,266	
<b>Plumbing Adj</b>	+ 9.17	<b>Lump Sums</b>	+	1,350	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	196,394	
<b>Adj Base Cost</b>	= 111.57	<b>Lot Value</b>	+	25,879	
<b>Total Area</b>	x 1,800	<b>Indicated Value</b>	=	222,273	
<b>Adjusted Cost</b>	= 200,826	<b>Value Per SqFt</b>		123.49	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	196,394		
<b>Lot Value</b>	25,879		
<b>Indicated Value</b>	222,273	123.49	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,274		
<b>Total Value</b>	225,547	125.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148567	19x10		190	23.60		4,484
WODO	WOOD DECK - OPEN	148568	8x6		48	28.12		1,350



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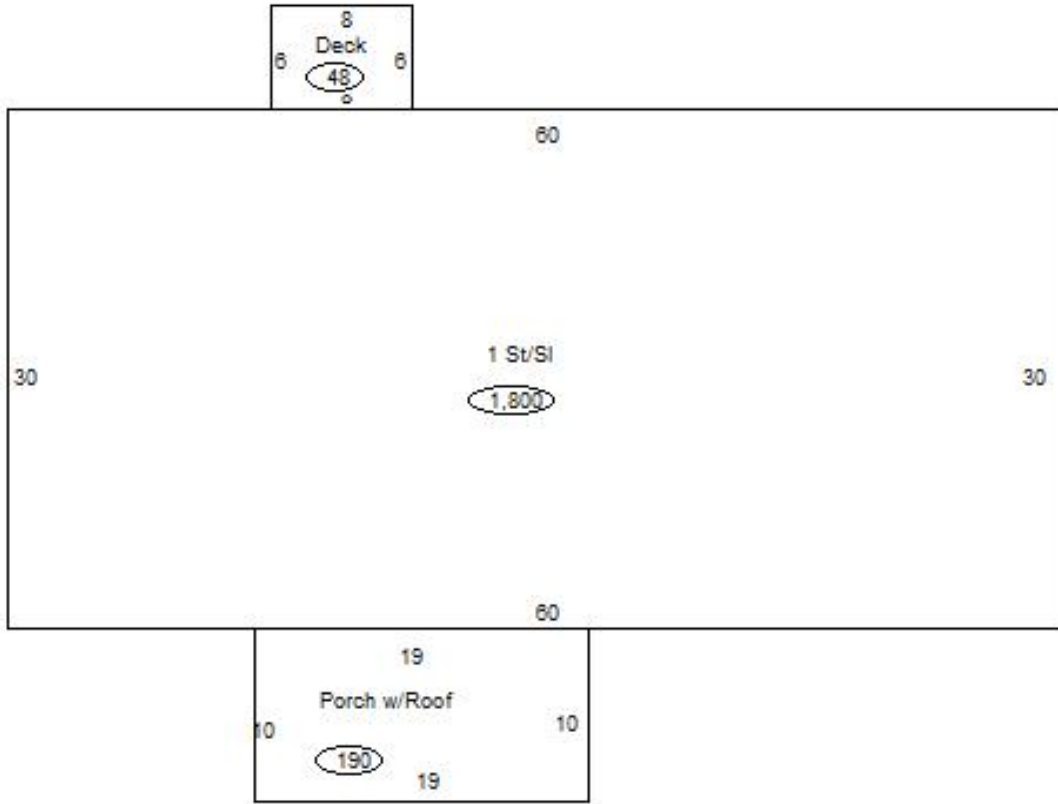
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,800	1.000	1,800
2	M	PRCH		13	SLBC	190	1.000	190
3	M	WODO		13	WODO	48	1.000	48
<b>Total Building Area</b>						1,800		1,800



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable NCV	20x20x10	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.95 x 400)	1,980		1,980	1,980	
	SHDS	Shed - Small	16x12x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.95 x 192)	3,638		3,638	364	3,274