



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	660006227								
Parcel ID	000000-00-0-10475-017-0002								
Cadastral ID	07-21-16-05620								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	322102								
NICKELSON, AMANDA & ERIC									
620 WESTWOOD DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00620 WESTWOOD DR								
Subdivision	WESTWOOD ESTATES II								
Lot/Block	0002 / 0017	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30808131 -95.64044125									
Building Permits									
LOT 2 BLOCK 17 WESTWOOD ESTATES II									
Number	Description	Opened	Closed	Amount					
2086		01/2001	11/2001						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2650/679	GRIFFITH, ANDREA	07/31/2017	150,000	YES
					2494/254	GRIFFITH, DWIGHT D	08/20/2015	0	4
					1794/845	TOWNSLEY, ERIC	07/26/2006	137,500	YES
					1684/76	KRAUS, RONALD E	05/26/2005	132,000	YES
					1595/256	KRAUS, ETHEL MARIE	06/10/2004	0	4
					1034/145	COWAND, ELMA A	07/29/1996	70,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2018	Land Value	38,923	38,923	11%	4,282	Assessed	20,090	1,856.92
Year Frozen	0	Improvements	143,713	143,713		15,808	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	182,636	182,636		20,090	Total Taxable	20,090	1,857.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006227	NICKELSON, AMANDA & ERIC	17	177,991	0	19,579	1,810.00		
2024	2024-660006227	NICKELSON, AMANDA & ERIC	17	192,935	0	20,030	1,851.00		
2023	2023-660006227	NICKELSON, AMANDA & ERIC	17	188,416	0	19,076	1,747.00		
2022	2022-660006227	NICKELSON, AMANDA & ERIC	17	165,431	0	18,167	1,682.00		
2021	2021-660006227	NICKELSON, AMANDA & ERIC	17	157,295	0	17,302	1,528.00		
2020	2020-660006227	NICKELSON, AMANDA & ERIC	17	157,795	0	17,040	1,560.00		
2019	2019-660006227	NICKELSON, AMANDA & ERIC	17	147,531	0	16,228	1,503.00		
2018	2018-660006227	NICKELSON, AMANDA & ERIC	17	151,541	0	16,670	1,540.00		
2017	2017-660006227	NICKELSON, AMANDA & ERIC	17	142,969	0	15,727	1,444.00		
2016	2016-660006227	GRIFFITH, ANDREA	17	139,295	0	15,322	1,438.00		
2015	2015-660006227	GRIFFITH, ANDREA	17	135,102	0	14,861	1,340.00		
2014	2014-660006227	GRIFFITH, DWIGHT D	17	136,182	0	14,814	1,374.00		
2013	2013-660006227	GRIFFITH, DWIGHT D	17	128,258	0	14,108	1,291.00		



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 13730 Non-Ag Acres 0.2153 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 9,379.00 x 4.15 = 38,923 Factor Value Adjustments 1.0000 Lot Value 38,923		

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	1,464 / 1,716
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,464
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,003	111.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	203,220 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,713		
Lot Value	38,923		
Indicated Value	182,636	106.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	182,636	106.43	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.17	Total Misc Impr	+ 17,485				
Roofing Adj	+ 4.27	Garage Cost	+ 14,875				
Subfloor Adj	+ -2.01	Total RCN	= 250,481				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 110,212				
Plumbing Adj	+ 9.04	Lump Sums	+ 3,444				
Basement Adj	+ 0.00	RCNLD	= 143,713				
Adj Base Cost	= 127.11	Lot Value	+ 38,923				
Total Area	x 1,716	Indicated Value	= 182,636				
Adjusted Cost	= 218,121	Value Per SqFt	106.43				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	15039	7x4		28	26.84		752
EPSW	ENCLOSED PORCH - SOLID WALL	15040	16x10		160	69.49		11,118
WODO	WOOD DECK - OPEN	145011	16x16		256	19.22	30%	3,444



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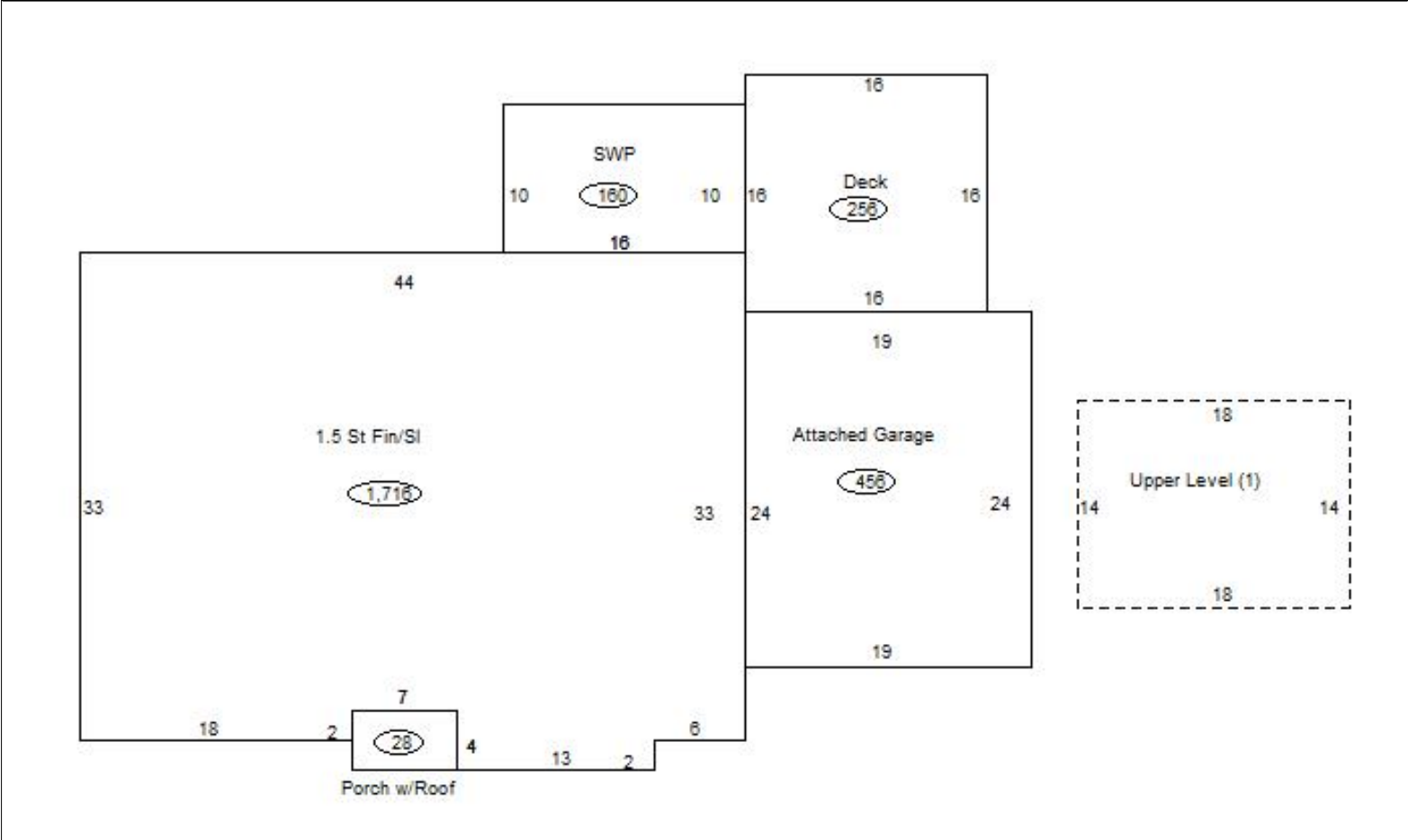
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,464	1.172	1,716
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	28	1.000	28
4	M	EPSW		13	EPSW	160	1.000	160
5	U	^UL		13	Upper Level (1)	252	1.000	252
6	M	WODO		13	WODO	256	1.000	256
Total Building Area						1,464		1,716