



# 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	660006304													
Parcel ID	000000-00-0-10480-014-0013													
Cadastral ID	07-21-16-06390													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	260433													
STICKLER, ROXANNE														
2601 PARKWOOD DR CLAREMORE OK 74017-4859														
Parcel Location														
Situs	02601 PARKWOOD DR													
Subdivision	WESTWOOD ESTATES III													
Lot/Block	0013 / 0014	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: 36.31391803 -95.64167355														
Building Permits														
LOT 13 BLOCK 14 WESTWOOD ESTATES III														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2571/162	STICKLER, CHARLES M & ROXANNE	08/18/2016	0	4					
					1137/80	ECHARD, DARRELL R &	10/05/1998	91,000	Yes					
					883/284	SAYRE, BLAINE M	06/02/1992	66,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	1999	Land Value	54,012	44,213	11%	4,863	Assessed	17,261	1,595.43					
Year Frozen	2021	Improvements	137,692	112,713		12,398	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	191,704	156,926		17,261	Total Taxable	16,261	1,503.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006304	STICKLER, ROXANNE	17	187,146	1000	16,262	1,503.00							
2024	2024-660006304	STICKLER, ROXANNE	17	196,171	1000	16,262	1,503.00							
2023	2023-660006304	STICKLER, ROXANNE	17	178,663	1000	16,262	1,490.00							
2022	2022-660006304	STICKLER, ROXANNE	17	153,658	1000	15,902	1,472.00							
2021	2021-660006304	STICKLER, ROXANNE	17	156,926	1000	16,262	1,436.00							
2020	2020-660006304	STICKLER, ROXANNE	17	156,042	1000	15,791	1,446.00							
2019	2019-660006304	STICKLER, ROXANNE	17	148,200	1000	15,302	1,417.00							
2018	2018-660006304	STICKLER, ROXANNE	17	152,467	1000	15,771	1,457.00							
2017	2017-660006304	STICKLER, ROXANNE	17	151,209	1000	15,633	1,436.00							
2016	2016-660006304	STICKLER, ROXANNE	17	147,274	1000	15,168	1,424.00							
2015	2015-660006304	STICKLER, CHARLES M & ROXANNE	17	142,699	1000	14,697	1,326.00							
2014	2014-660006304	STICKLER, CHARLES M & ROXANNE	17	146,929	1000	14,717	1,365.00							
2013	2013-660006304	STICKLER, CHARLES M & ROXANNE	17	138,723	1000	14,260	1,305.00							



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	18566	
Non-Ag Acres	0.2988	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	13,015.00 x 4.15 = 54,012	
Factor Value		
Adjustments	1.0000	
Lot Value	54,012	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Frame, Siding, Vinyl 90% Veneer, Masonry
Base/Total Area	1,649 / 1,935
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,649
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	487 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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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	188,957	97.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	230,990		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.34	Total Misc Impr	+	10,144			
Roofing Adj	+ 3.78	Garage Cost	+	13,441			
Subfloor Adj	+ -0.98	Total RCN	=	245,878			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	108,186			
Plumbing Adj	+ 7.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,692			
Adj Base Cost	= 114.88	Lot Value	+	54,012			
Total Area	x 1,935	Indicated Value	=	191,704			
Adjusted Cost	= 222,293	Value Per SqFt		99.07			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,692		
Lot Value	54,012		
Indicated Value	191,704	99.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,704	99.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	15355	13x4		52	24.10		1,253
PRCH	SLAB PORCH - COVERED	15356	16x10		160	23.72		3,795



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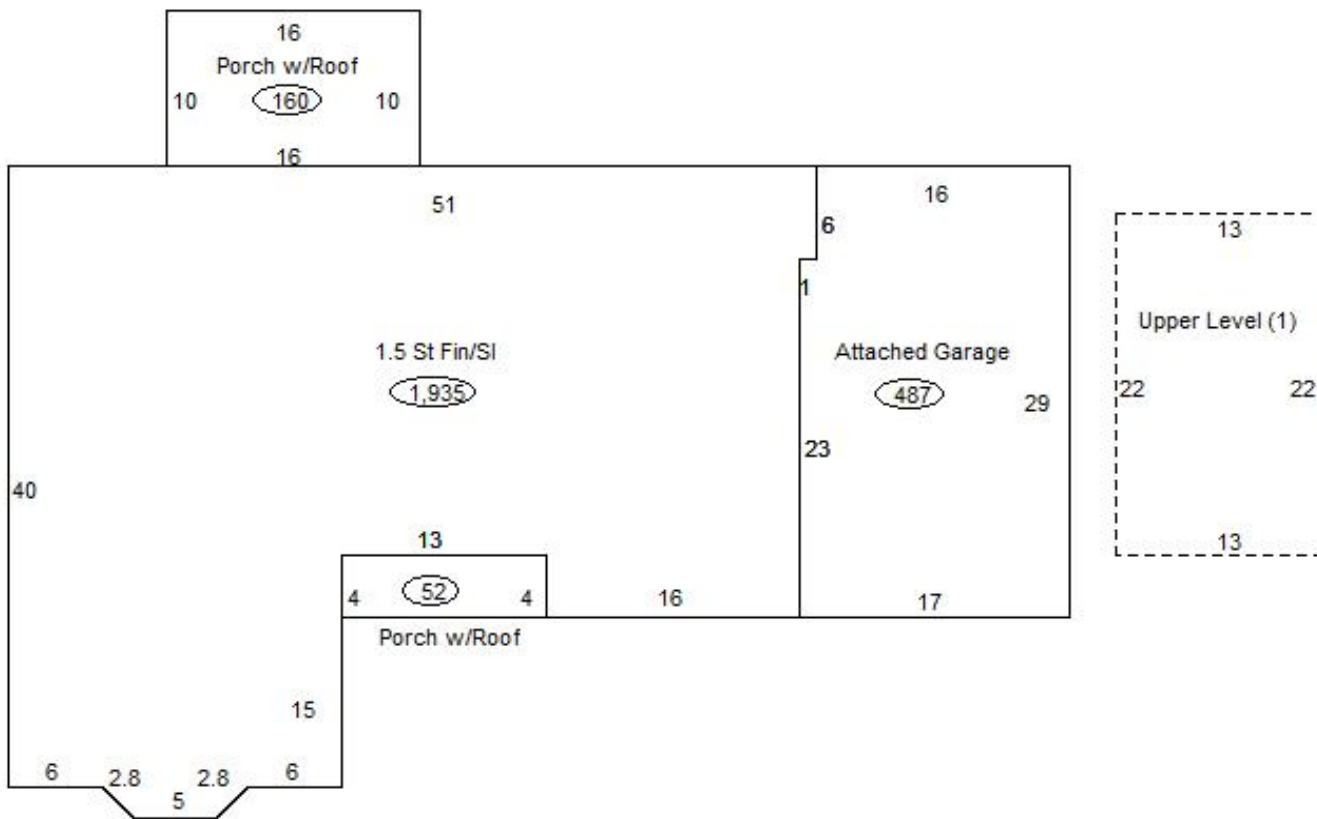
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### Sketch Image

660006304



### 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	1,649	1.173	1,935
2	G	1		13	Attached Garage	487	1.000	487
3	M	PRCH		13	SLBC	52	1.000	52
4	M	PRCH		13	SLBC	160	1.000	160
5	U	^UL		13	Upper Level (1)	286	1.000	286
<b>Total Building Area</b>						1,649		1,935