



# 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> 660006313 <b>Parcel ID</b> 000000-00-0-10480-015-0011 <b>Cadastral ID</b> 07-21-16-06480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 344044 LOTHIAN, KRISTEN  2506 PARKWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02506 PARKWOOD DR <b>Subdivision</b> WESTWOOD ESTATES III <b>Lot/Block</b> 0011 / 0015 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0056. 5/8/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.31446078 -95.64109430																																																						
LOT 11 BLOCK 15 WESTWOOD ESTATES III					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	/	NICKS, CYNTHIA	04/08/2024	220,000	YES																																													
					/	KOHRs, RAINER	11/16/2018	127,500	YES																																													
					2419/799	THATCHER, GLADYS-TRUST	08/13/2014	113,000	YES																																													
					1440/757	THATCHER, GLADYS TRUST	01/09/2003	0	4																																													
					891/706	THATCHER, PHILIP	09/02/1992	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>100,175</td> <td>100,175</td> <td>11%</td> <td>11,019</td> <td>Assessed</td> <td>24,657 2,279.05</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>123,981</td> <td>123,981</td> <td> </td> <td>13,638</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>224,156</td> <td>224,156</td> <td> </td> <td>24,657</td> <td>Total Taxable</td> <td>23,657 2,187.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2025	Land Value	100,175	100,175	11%	11,019	Assessed	24,657 2,279.05	Year Frozen	0	Improvements	123,981	123,981		13,638	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	224,156	224,156		24,657	Total Taxable	23,657 2,187.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006313	LOTHIAN, KRISTEN	17	220,000	1000	23,200	2,144.00																																															
2024	2024-660006313	LOTHIAN, KRISTEN	17	173,446	0	16,263	1,503.00																																															
2023	2023-660006313	NICKS, DAVID &	17	159,055	0	15,489	1,419.00																																															
2022	2022-660006313	NICKS, DAVID &	17	134,100	0	14,751	1,366.00																																															
2021	2021-660006313	NICKS, DAVID &	17	138,962	0	15,286	1,350.00																																															
2020	2020-660006313	NICKS, DAVID &	17	138,323	0	15,212	1,393.00																																															
2019	2019-660006313	NICKS, DAVID &	17	131,706	0	14,488	1,342.00																																															
2018	2018-660006313	KOHRs, RAINER	17	128,880	0	14,177	1,310.00																																															
2017	2017-660006313	KOHRs, RAINER	17	127,819	0	14,060	1,291.00																																															
2016	2016-660006313	KOHRs, RAINER	17	124,629	0	13,709	1,287.00																																															
2015	2015-660006313	KOHRs, RAINER	17	122,106	0	13,432	1,211.00																																															
2014	2014-660006313	KOHRs, RAINER	17	136,350	0	7,671	711.00																																															
2013	2013-660006313	THATCHER, GLADYS &	17	128,905	0	7,306	669.00																																															



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Lot Data		Square-Foot - NBHD 1180 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	16349							
Non-Ag Acres	0.2528							
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-8\IMG_0056. 5/8/2023				
Base Lot Value	11,014.00 x 4.15 = 45,708			<b>GRM Approach</b>				
Factor Value				GRM Code				
Adjustments	2.1916			Gross Rent 0.00				
Lot Value	100,175			Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	2.5 - Fair			Indicated Value 164,709 111.29 Per SqFt				
Architecture				<b>Direct Comparables</b>				
Style	100% One Story			Selection Model A Adam Test				
Exterior Wall	100% Veneer, Masonry			Adjustment Model 1 2022 Residential				
Base/Total Area	1,480 / 1,480			Comparables 8				
Style	100% One Story			Indicated Value 195,490 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Value Reconciliation</b>				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	1,480			Improvements 123,981				
Fixture/RghIn	11 /			Lot Value 100,175				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 224,156 151.46 Per SqFt				
Basement Area				Agland Value				
Garage Type	528 Attached Garage - Unfinished 2 Stalls			Site Improvements				
Remodel				Total Value 224,156 151.46 Total Value Per SqFt				
Year/Eff Age	1980 / 35							
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	107.27	Total Misc Impr	+ 12,286					
Roofing Adj	+ 4.53	Garage Cost	+ 14,325					
Subfloor Adj	+ -1.17	Total RCN	= 221,394					
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 97,413					
Plumbing Adj	+ 9.51	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 123,981					
Adj Base Cost	= 131.61	Lot Value	+ 100,175					
Total Area	x 1,480	Indicated Value	= 224,156					
Adjusted Cost	= 194,783	Value Per SqFt	151.46					
<b>Miscellaneous Improvements</b>								
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	15397	10x6		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	15398	15x12		180	23.64		4,255
PATO	SLAB PORCH - OPEN	15399	142		142	10.49		1,490



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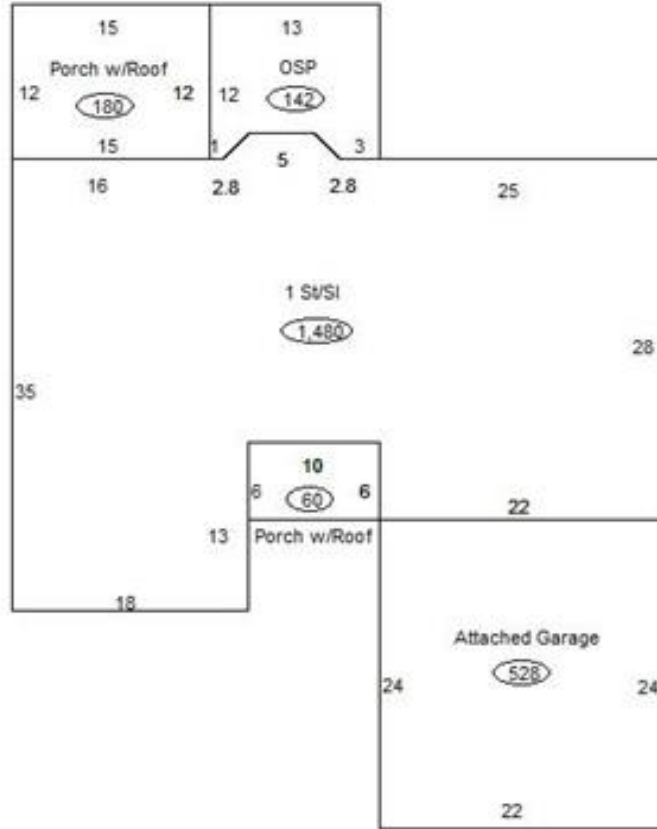
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Sketch Image

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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/SI	1,480	1.000	1,480
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PATO		13	Open Slab	142	1.000	142
<b>Total Building Area</b>						1,480		1,480