



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:27:31
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Assessment Data					Primary Image									
Account	660008735													
Parcel ID	000000-00-0-10010-023-0004													
Cadastral ID	09-21-16-01960													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	273708													
NICHOLAS INVESTMENT CO														
900 W MAPLE ENID OK 73701-3891														
Parcel Location														
Situs	00810 N LYNN RIGGS BLVD													
Subdivision	CLAREMORE O T													
Lot/Block	0004 / 0023	Parcel Size	1 - Lots											
Sec/Twn/Rng	9 / 21 / 16 / 5													
Neighborhood	910010 - CLAREMORE OT													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31900851 -95.61150849														
W 75' OF S 50' OF LOT 4 BLOCK 23 CLAREMORE O T														
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> </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					
					1615/16	FAMILY MARKET INC #23	08/23/2004	50,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2005	Land Value	50,000	50,000	11%	5,500	Assessed	5,500	508.36					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	50,000	50,000	5,500	Total Taxable	5,500	508.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	508.00							
2024	2024-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	508.00							
2023	2023-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	504.00							
2022	2022-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	509.00							
2021	2021-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	486.00							
2020	2020-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	504.00							
2019	2019-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	509.00							
2018	2018-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	508.00							
2017	2017-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	505.00							
2016	2016-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	516.00							
2015	2015-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	496.00							
2014	2014-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	510.00							
2013	2013-660008735	NICHOLAS INVESTMENT CO	17	50,000	0	5,500	503.00							



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Lot Data	Primary Image
<p>Lot Size 0 x 0</p> <p>Lot Count 0</p> <p>Units Buildable 50000</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1661 CLAREMORE OT (UNITS BUILDABLE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value 50,000.00 x 1.00 = 50,000</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 50,000</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 50,000</p> <p>Cost Approach Value 50,000</p>	<p>Image Information</p> <p>Image ID 1021003</p> <p>Image Date 4/12/2023</p> <p>Name IMG_0015.JPG</p> <p>Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 50,000</p> <p>Total Appraised Value 50,000</p>