



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	660031263										
Parcel ID	20N14E-36-4-00000-000-0000										
Cadastral ID	36-20-14-06600										
Property Type	REAL - Real Property										
Property Class	UC	VI Area	3								
Tax Area	1 - CATOOSA OT										
Name ID	282198										
CHEROKEE NATION ENTERTAINMENT LLC											
777 W CHEROKEE ST CATOOSA OK 74015-0000											
Parcel Location											
Situs	18901 COUNTRY CLUB DR										
Subdivision											
Lot/Block	/	Parcel Size	158.655 - Acres								
Sec/Twn/Rng	36 / 20 / 14 / 4										
Neighborhood	5001 - TASC 2016										
School District	S002 - CATOOSA SCHOOLS										
Legal Description				NEW MEDICAL OFFICE FOR 2022 5/17/2021							
Lat/Long: 36.16777718 -95.76693835				Building Permits							
TR IN NE & SE DESC AS; BEG AT SE/C NW SE NE, TH S 35-48-56 E 1034.78' TO A PT ON W ROW/L HWY 167, TH ON CUR TO L (RAD 21615.92') 186.18' BEING SUBTENDED BY CHORD S 00-53-40 W 186 18' ALG ROW, TH ALG CUR TO R (RAD 8464.73') 178.18' BEING SUBTENDED BY CORD S 01- 15-03 W 178.18' ALG ROW, TH S 01-51-14 W 742.34'				Number	Description	Opened	Closed	Amount			
				C25	NEW CHILD DEVELOPMENT CENTER	05/2025					
				CV21	CV23-NEW MEDICAL FACILITY AT HAF	01/2021	01/2022				
				2592	30 X 60 GOLF CART BARN	03/2011	11/2013	52,000			
				2175	COMM R8-NEW 30x50 COMM BLDG	03/2007	11/2013	52,395			
				2150	NEW PARKING GARAGE FOR '08	09/2006	01/2009	14,500,000			
				2059	COMM-R6 FOR CART MAINTENANCE I	02/2005	08/2006	43,415			
				1988	R5-SIGN PERMIT	08/2004	08/2006	3,180,435			
				1988	R5-SIGN PERMIT	05/2004	08/2006	213,981			
				Exemptions				Sale History			
Code	Type	Active	Maximum	Exemption	Book	Page	Grantor	Construct	Date	Price	Code
/	1881			(COM R5 FOR IMPROVEMENTS)	08/2004	2009	CHEROKEE NATION ENTERPRISES LLC		08/2006	0	850,000
1311784				(COM R5 FOR IMPROVEMENTS)	03/2008	2009	ESCALANTE GOLF		08/2006	4,400,000	75,000
1199/918				ESCALANTE GOLF LT					11/02/1999	2,288,000	No
897/509				HOLIDAY HILL COUNTRY CLUB INC					10/30/1992	1,300,000	Yes
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax		
Remove Cap	2002	Land Value	1,798,042	1,798,042	11%	197,785	Assessed	1,810,782	193,138.01		
Year Frozen	0	Improvements	16,505,091	14,663,614		1,612,997	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	18,303,133	16,461,656		1,810,782	Total Taxable	1,810,782	193,138.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	18,775,700	0	1,724,555	183,941.00				
2024	2024-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	14,931,208	0	1,642,433	173,260.00				
2023	2023-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	19,411,522	0	2,081,834	213,659.00				
2022	2022-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	18,024,536	0	1,982,699	199,023.00				
2021	2021-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	20,904,814	0	2,299,530	202,313.00				
2020	2020-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	20,904,814	0	2,299,530	203,669.00				
2019	2019-660031263	CHEROKEE NATION ENTERTAINMENT LLC	1	20,904,814	0	2,299,530	206,498.00				
2018	2018-660031263	CHEROKEE NATION ENTERPRISES LLC	1	20,069,082	0	2,207,599	197,050.00				
2017	2017-660031263	CHEROKEE NATION ENTERPRISES LLC	1	20,089,942	0	2,209,894	199,553.00				
2016	2016-660031263	CHEROKEE NATION ENTERPRISES LLC	1	20,089,942	0	2,209,894	196,548.00				
2015	2015-660031263	CHEROKEE NATION ENTERPRISES LLC	1	21,648,364	0	2,381,320	212,842.00				
2014	2014-660031263	CHEROKEE NATION ENTERPRISES LLC	1	21,648,364	0	2,381,320	215,414.00				
2013	2013-660031263	CHEROKEE NATION ENTERPRISES LLC	1	21,648,364	0	2,381,320	213,150.00				

28	M	PRCH	77	PRCH	300	1.000	300
29	M	PRCH	77	PRCH	540	1.000	540
30	M	PRCH	77	PRCH	700	1.000	700
31	M	PRCH	77	PRCH	300	1.000	300
32	M	PRCH	77	PRCH	300	1.000	300
33	O	CNCM	77	CNCM	2,160	1.000	2,160
Total Building Area					174,479		174,479

Account	660031263	Tax Area Code	1
Parcel ID	20N14E-36-4-00000-000-0000	Property Class	UC
Cadastral ID	36-20-14-06600	Owners Name	CHEROKEE NATION ENTERTAINMENT LLC

Building Data		Building Image	
Building ID	5343		
Building Sequence	1		
Occupancy 1	345 Parking Structure 100%		
Occupancy 2			
Occupancy 3			
Total Floor Area	104,800		
Average Perimeter	331		
Number Of Storys	4.00		
Average Wall Ht	12.00		
Year Built	2008		
Effective Age	7		
Construction Class	7 - Pre-Engineered Steel Frame		
Quality	4 - Good		
Condition	4 - Good		
Exterior Wall	117 - Single Metal, Tex Cover on Steel Frame		
Heating/Cooling	15 - No HVAC		
Roof Type	Other		
Roof Cover			
Basement Area		Image Information	
Basement Levels			
Basement Finish			
Finish Code - 1			
Finish Area - 1			
Finish Code - 2			
Finish Area - 2		Image Name	
		Image Date	
		Image Name	
		Description	

Cost Calculations			
Appraisal Zone	3	Manual Date	01/2025
Zone Description		Base Year	2026
Base Cost	40.07	Modifier Value	37,693
Wall Cost	1.37	Total Replacement Cost	4,380,605
HVAC Cost	0.00	Physical Depreciation	7%
Basement Cost	0.00	Functional Depreciation	
Total Base Cost	41.44	Total Depreciation	7% (306,642)
Total Area	104,800	Total RCNLD	4,073,963
Base RCN	4,342,912	Lump Sums	
Misc Impr Value		Total Building Value	4,073,963 \$ 38.87 Per SqFt

Building Modifiers					
Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Standby Generator	Kilowatts	250		37,693
Total Modifier Value					37,693



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Cadastral ID 36-20-14-06600

Tax Area Code 1
Property Class UC
Owners Name CHEROKEE NATION ENTERTAINMENT LLC

Building Data

Building ID 1679
Building Sequence 5
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 230
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1995
Effective Age 12
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 85 - Stud EIFS (Synthetic Stucco)
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 61.36
Wall Cost 48.09
HVAC Cost 20.56
Basement Cost 0.00
Total Base Cost 130.01
Total Area 3,000
Base RCN 390,030
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 390,030
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (54,604)
Total RCNLD 335,426
Lump Sums
Total Building Value 335,426 \$ 111.81 Per SqFt



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Tax Area Code 1
Property Class UC
Owners Name CHEROKEE NATION ENTERTAINMENT LLC

Building Data

Building ID 1681
Building Sequence 6
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,224
Average Perimeter 140
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1986
Effective Age 16
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 113.64
Wall Cost 13.88
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 127.52
Total Area 4,224
Base RCN 538,644
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 538,644
Physical Depreciation 12%
Functional Depreciation
Total Depreciation 12% (64,637)
Total RCNLD 474,007
Lump Sums
Total Building Value 474,007 \$ 112.22 Per SqFt



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Cadastral ID 36-20-14-06600

Tax Area Code 1
Property Class UC
Owners Name CHEROKEE NATION ENTERTAINMENT LLC

Building Data

Building ID 2084
Building Sequence 8
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,200
Average Perimeter 360
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2006
Effective Age 8
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 86 - Stud Hardboard Sheet
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 114.40
Wall Cost 24.09
HVAC Cost 25.08
Basement Cost 0.00
Total Base Cost 163.57
Total Area 7,200
Base RCN 1,177,704
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,177,704
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (58,885)
Total RCNLD 1,118,819
Lump Sums
Total Building Value 1,118,819 \$ 155.39 Per SqFt



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Account 660031263
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Cadastral ID 36-20-14-06600

Tax Area Code 1
Property Class UC
Owners Name CHEROKEE NATION ENTERTAINMENT LLC

Building Data

Building ID 2085
Building Sequence 9
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2006
Effective Age 8
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

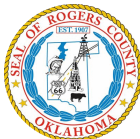
Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 58.36
Wall Cost 31.97
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 90.33
Total Area 1,500
Base RCN 135,495
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 135,495
Physical Depreciation 8%
Functional Depreciation
Total Depreciation 8% (10,840)
Total RCNLD 124,655
Lump Sums
Total Building Value 124,655 \$ 83.10 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
CNCM	Canopy - Commercial	54x40x20	Concrete	Formed Metal	2,160	
Qual	4	Cond 3	Year 2026	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (38.08 x 2,160)			82,253		82,253	
UTIL	Utility Building	30x40x16	Concrete	Formed Metal	1,200	
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (34.32 x 1,200)			41,184	1,236	39,948	
UTIL	Utility Building	50x80x16	Concrete	Formed Metal	4,000	
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (27.15 x 4,000)			108,600	3,258	105,342	
CNCM	Canopy - Commercial	32x94x14	Paved-Asphalt	Formed Metal	3,008	
Qual	3	Cond 3	Year 2024	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (30.38 x 3,008)			91,383	914	90,469	
UTIL	Utility Building	0x0x12	Concrete	Formed Metal	3,225	
Qual	3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (26.37 x 3,225)			85,043	7,654	77,389	
SHDS	Shed - Small	18x10x8	Plank	Formed Metal	180	
Qual	3	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (24.98 x 180)			4,496	1,034	3,462	
UTIL	Utility Building	60x30x10	Concrete	Formed Metal	1,800	
Qual	2	Cond 3	Year 2020	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (26.89 x 1,800)			48,402	4,356	44,046	



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CNCM	Canopy - Commercial			30x18x10	Concrete	Formed Metal	540
Qual	3	Cond	3	Year	2020	Eff Age	3

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.38 x 540)			16,405	656	15,749

CNCM	Canopy - Commercial			30x18x10	Concrete	Formed Metal	540
Qual	3	Cond	3	Year	2020	Eff Age	3

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.38 x 540)			16,405	656	15,749

CNCM	Canopy - Commercial			30x18x10	Concrete	Formed Metal	540
Qual	3	Cond	3	Year	2020	Eff Age	3

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.38 x 540)			16,405	656	15,749

CNCM	Canopy - Commercial			50x18x12	Concrete	Formed Metal	900
Qual	3	Cond	3	Year	2020	Eff Age	3

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30.38 x 900)			27,342	1,094	26,248

PCPT	Carport - Portable			30x26x12	Gravel	Composition Shingle	780
Qual	4	Cond	3	Year	2010	Eff Age	12

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.39 x 780)			4,984	2,642	2,342

SHDS	Shed - Small			30x16x8	Plank	Composition Shingle	480
Qual	3	Cond	3	Year	2010	Eff Age	12

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (19.44 x 480)			9,331	4,292	5,039

EXLT	Exterior Lighting			0x0x0	Concrete		43
Qual	4	Cond	4	Year	2008	Eff Age	7

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,621.27 x 43)			69,715	42,526	27,189



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PAVA	Paving - Asphalt				0x0x0	Paved-Asphalt		412,545
Qual	4	Cond	4	Year	2008	Eff Age	7	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.38 x 412,545)					1,394,402	850,585	543,817
PACN	Paving - Concrete				0x0x0	Concrete	14,450
Qual	4	Cond	4	Year	2008	Eff Age	7

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.54 x 14,450)					80,053	30,420	49,633
CNCM	Canopy - Commercial				25x40x12	Concrete Formed Metal	1,000
Qual	4	Cond	4	Year	1995	Eff Age	12

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (36.17 x 1,000)					36,170	6,872	29,298
Total Site Improvement Value							1,173,722