



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:55:09
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Assessment Data					Primary Image				
Account	660073816				No Image On File				
Parcel ID	21N16E-08-2-00000-000-0000								
Cadastral ID	08-21-16-13020								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	308797								
CLAREMORE DEVELOPMENT LLC									
25825 S HWY 66 CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	.901 - Acres						
Sec/Twn/Rng	8 / 21 / 16 / 2								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31734284 -95.62567472									
TR IN E2 NW DESC AS; COMM NE/C E2 NW, TH S 2031.29' TO N/L OF ALLEY RUNNING THOUGHT BLKS 18 & 19 BAYLESS, TH N63-02-46W ALG N/L OF ALLEY 532.70' TO POB, SD PT BEING INTERS OF N/L ALLEY THOUGH BLK 19 BAYLESS & W/L WORTMAN AVE, TH CONT N63- 01-46W ALG N/L ALLEY 224.30', TH N 196.29', TH S63-02-46E 224 30' TO					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2292/801	KG STORE 820 LLC	12/10/2012	2,761,000	WG
					2257/842	WILLIAMS, JOHN D &	07/06/2012	797,000	WG
					1188/761	SCHOOL PROPERTY CLAREMORE	08/25/1999	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2013	Land Value	392,040	392,040	11%	43,124	Assessed	43,124	3,985.95
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	392,040	392,040	43,124	Total Taxable	43,124	3,986.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,986.00		
2024	2024-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,986.00		
2023	2023-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,950.00		
2022	2022-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,992.00		
2021	2021-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,808.00		
2020	2020-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,949.00		
2019	2019-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,994.00		
2018	2018-660073816	CLAREMORE DEVELOPMENT LLC	17	392,040	0	43,124	3,985.00		
2017	2017-660073816	CLAREMORE DEVELOPMENT LLC	17	444,000	0	48,840	4,485.00		
2016	2016-660073816	CLAREMORE DEVELOPMENT LLC	17	444,500	0	48,895	4,589.00		
2015	2015-660073816	CLAREMORE DEVELOPMENT LLC	17	444,500	0	48,895	4,410.00		
2014	2014-660073816	CLAREMORE DEVELOPMENT LLC	17	444,500	0	48,895	4,534.00		
2013	2013-660073816	CLAREMORE DEVELOPMENT LLC	17	444,500	0	48,895	4,474.00		



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 39,204.00 x 1.25 = 49,005</p> <p>Factor Value 0</p> <p>Adjustments 800%</p> <p>Lot Value 392,040</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 392,040</p> <p>Cost Approach Value 392,040</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</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 392,040</p> <p>Total Appraised Value 392,040</p>	