



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:55:51
Page 1

Assessment Data					Primary Image				
Account	660093899				No Image On File				
Parcel ID	21N16E-20-2-00000-000-0000								
Cadastral ID	20-21-16-00250								
Property Type	REAL - Real Property								
Property Class	CNTU	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	299700								
CHEROKEE NATION									
PO BOX 948 TAHLEQUAH OK 74465-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	33.42 - Acres						
Sec/Twn/Rng	20 / 21 / 16 / 2								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28925238 -95.62677947									
TR DESC 2023-015724 AS COMM NW/C SEC; N88.4849E 1527.05'; S01 1922E 470.41' TO POB; N88.4849E 450.58'; S01.1945E 190.13'; S01 2006E 660.41'; N88.4658E 659.23'; S01.2004E 660.30'; S01.2202E 109 11'; CURVE R RAD 75 CHORD N62.0550W DIST 36.35' ARC 36.72'; N48 0418W 247.91'; NWLY CURVE L RAD 135' CHORD BEAR					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CITY OF CLAREMORE	09/30/2025		1
					/	CLAREMORE CONSTRUCTION &-DEV	06/25/2025	3,000,000	1
					/	CLAREMORE CONSTRUCTION &-DEV	08/14/2023	0	4
					2126/190	SPIRITBANK	09/10/2010	8,733,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	4,254,043	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	4,254,043	0	0	0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093899	CHEROKEE NATION	17	4,254,043	0	233,972	21,626.00		
2024	2024-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,254,043	0	467,945	43,247.00		
2023	2023-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,475,519	0	492,307	45,095.00		
2022	2022-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,475,519	0	492,307	45,573.00		
2021	2021-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,475,519	0	492,307	43,471.00		
2020	2020-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,475,519	0	492,307	45,081.00		
2019	2019-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,475,519	0	492,307	45,597.00		
2018	2018-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	3,498,363	0	376,805	34,817.00		
2017	2017-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,039,585	0	358,862	32,958.00		
2016	2016-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	4,039,585	0	341,773	32,079.00		
2015	2015-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	2,959,076	0	325,498	29,357.00		
2014	2014-660093899	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	2,959,076	0	325,498	30,183.00		
2013	2013-660093899	CLAREMORE CONSTRUCTION &	17	3,498,363	0	384,820	35,214.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:55:51
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	1,455,775.00 x .30 = 431,462		
Factor Value	0		
Adjustments	985.96%		
Lot Value	4,254,043		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	
Total Building Area		Image Date	
Total Base Value		Name	
Modifier Value		Description	
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value			
Land Value	4,254,043		
Cost Approach Value	4,254,043		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	4,254,043
Effective Gross Income (EGI)		Total Appraised Value	4,254,043
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			