



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:47:08  
Page 1

Assessment Data					Primary Image				
Account	660096547				No Image On File				
Parcel ID	000000-00-0-10248-001-0002								
Cadastral ID	20-21-16-10820								
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	CLAREMORE PLAZA								
Lot/Block	0002 / 0001	Parcel Size	.5 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29137466 -95.62817926									
A TR OF LAND IN NORTHWEST QUARTER SEC 20-T21N-R16E, SAID TR BEING PT OF LOT 2 OF CLAREMORE PLAZA AN ADDITION TO THE CITY OF CLAREMORE, SAID TR IN SEC 20-T21N-R16E DESCRIBED BY 2022-019739 AS COMM NE/C NW/4 SEC 20 T21NR16E; S88.4849W 1109.86';					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	0	1
					/	CLAREMORE CONSTRUCTION &-DEV	12/07/2022	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	481,663	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	481,663	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	2025-660096547	CHEROKEE NATION	17	481,267	0	26,470	2,447.00		
2024	2024-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	481,267	0	52,720	4,872.00		
2023	2023-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	481,267	0	50,209	4,599.00		
2022	2022-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	579,698	0	63,767	5,903.00		
2021	2021-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	579,698	0	63,767	5,631.00		
2020	2020-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,849	0	81,493	7,462.00		
2019	2019-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,845	0	81,493	7,548.00		
2018	2018-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,845	0	81,493	7,530.00		
2017	2017-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,845	0	81,493	7,484.00		
2016	2016-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,845	0	81,493	7,649.00		
2015	2015-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,845	0	81,493	7,350.00		
2014	2014-660096547	CLAREMORE CONSTRUCTION & DEVELOPMENT LLC	17	740,845	0	81,493	7,557.00		



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 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	75,910.00 x .93 = 70,625		
Factor Value	0		
Adjustments	682%		
Lot Value	481,663		
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	481,663		
Cost Approach Value	481,663		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	481,663
Effective Gross Income (EGI)		Total Appraised Value	481,663
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			