



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	660096549										
Parcel ID	000000-00-0-10248-001-0004										
Cadastral ID	20-21-16-10840										
Property Type	REAL - Real Property										
Property Class	UCP	VI Area	1								
Tax Area	17 - CLAREMORE OT										
Name ID	343928										
JAI SAINATH HOTEL LLC											
14 FORD DR AMERICAN CANYON CA 94503-0000											
Parcel Location											
Situs	01811 S SCISSORTAIL AVE										
Subdivision	CLAREMORE PLAZA										
Lot/Block	0004 / 0001	Parcel Size	1 - Lots								
Sec/Twn/Rng	20 / 21 / 16 / 5										
Neighborhood	5001 - TASC 2016										
School District	S001 - CLAREMORE SCHOOLS										
Legal Description Lat/Long: 36.29066276 -95.62979518				REVAL 2024 1/18/2023							
CLAREMORE PLAZA BLOCK 1 LOT 4				Building Permits							
				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	CLAREMORE HOSPITALITY, LLC	03/12/2024	6,625,000	YES		
					2367/23	CLAREMORE CONSTRUCTION &-DEV	11/01/2013	915,000	YES		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	2025	Land Value	914,997	914,997	11%	100,650	Assessed	634,866	58,680.66		
Year Frozen	0	Improvements	4,856,514	4,856,514		534,216	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	5,771,511	5,771,511		634,866	Total Taxable	634,866	58,681.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096549	JAI SAINATH HOTEL LLC			17	6,625,000	0	728,750	67,358.00		
2024	2024-660096549	JAI SAINATH HOTEL LLC			17	5,225,235	0	480,921	44,447.00		
2023	2023-660096549	CLAREMORE HOSPITALITY, LLC			17	4,607,703	0	458,020	41,955.00		
2022	2022-660096549	CLAREMORE HOSPITALITY, LLC			17	4,608,451	0	436,210	40,380.00		
2021	2021-660096549	CLAREMORE HOSPITALITY, LLC			17	3,776,705	0	415,438	36,683.00		
2020	2020-660096549	CLAREMORE HOSPITALITY, LLC			17	3,813,293	0	419,463	38,410.00		
2019	2019-660096549	CLAREMORE HOSPITALITY, LLC			17	5,115,083	0	404,263	37,443.00		
2018	2018-660096549	CLAREMORE HOSPITALITY, LLC			17	5,304,388	0	385,012	35,575.00		
2017	2017-660096549	CLAREMORE HOSPITALITY, LLC			17	4,867,579	0	366,679	33,676.00		
2016	2016-660096549	CLAREMORE HOSPITALITY, LLC			17	2,758,698	0	303,457	28,482.00		
2015	2015-660096549	CLAREMORE HOSPITALITY, LLC			17	915,000	0	100,650	9,078.00		
2014	2014-660096549	CLAREMORE HOSPITALITY, LLC			17	915,000	0	100,650	9,333.00		



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Lot Data	Primary Image
<p>Lot Size x</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</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 69,696.00 x .97 = 67,518</p> <p>Factor Value 0</p> <p>Adjustments 1355.19%</p> <p>Lot Value 914,997</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 48,708</p> <p>Total Base Value 6,361,752</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 6,361,752</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 5,980,047</p> <p>Economic Depreciation 20%</p> <p>RCNLD (All Sources) 4,784,038</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 72,476</p> <p>Total Improvement Value 4,856,514</p> <p>Land Value 914,997</p> <p>Cost Approach Value 5,771,511 118.49/SqFt</p>	<p>Image ID 1017459</p> <p>Image Date 1/18/2023</p> <p>Name IMG_0025.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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 72,476</p> <p>Land Value 914,997</p> <p>Total Appraised Value 5,771,511 118.49/SqFt</p>



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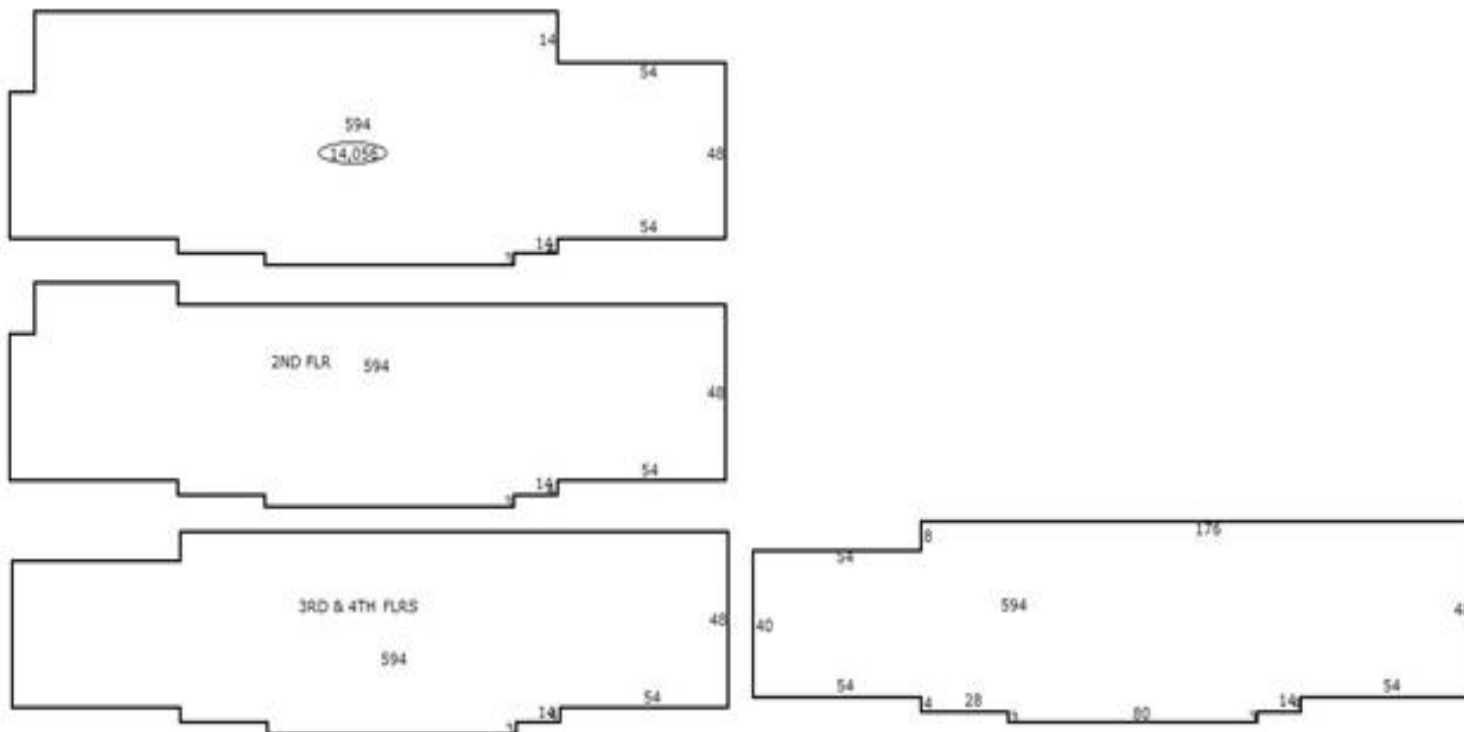
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Sketch Image

660096549



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	594		40	594	14,056	1.000	14,056
2	U	594		40	594	11,980	1.000	11,980
3	N	0		40	2ND FLR		0.000	
4	U	594		40	594	11,336	1.000	11,336
5	N	0		40	3RD & 4TH		0.000	
6	N	0		40	FLRS		0.000	
7	U	594		40	594	11,336	1.000	11,336
Total Building Area						14,056		14,056



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Parcel ID 000000-00-0-10248-001-0004
Cadastral ID 20-21-16-10840

Tax Area Code 17
Property Class UCP
Owners Name JAI SAINATH HOTEL LLC

Building Data

Building ID 3922
Building Sequence 1
Occupancy 1 595 Hotel, Limited Service 100%
Occupancy 2
Occupancy 3
Total Floor Area 48,708
Average Perimeter 2,320
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2015
Effective Age 6
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 92 - Stud Stucco
Heating/Cooling 9 - Ind Thu-Wall Heat Pump
Roof Type Flat
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 IMG_0025.JPG
Image Date 1/18/2023
Image Name IMG_0025.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 90.31
Wall Cost 29.38
HVAC Cost 10.92
Basement Cost 0.00
Total Base Cost 130.61
Total Area 48,708
Base RCN 6,361,752
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 6,361,752
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (381,705)
Total RCNLD 5,980,047
Lump Sums
Total Building Value 5,980,047 \$ 122.77 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	POOL 448SF	0x0x0			32,480
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 32,480)		32,480	974	31,506
	FLV	FR CANOPY 16X28	0x0x0			11,760
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,760)		11,760	353	11,407
	FLV	CS UNDER CNPY 16X28	0x0x0			25,805
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 25,805)		25,805	774	25,031
	FLV	GLASS ENCLSOED PORCH 18X8	0x0x0			4,532
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,532)		4,532		4,532
Total Site Improvement Value						72,476