



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:55:58  
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Assessment Data				Primary Image					
Account	660107198			No Image On File					
Parcel ID	21N16E-04-2-00000-001-0000								
Cadastral ID	04-21-16-01610								
Property Type	REAL - Real Property								
Property Class	CLU	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	13734								
CITY OF CLAREMORE									
104 S MUSKOGEE CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	.46 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.33605012 -95.61403205				Number	Description	Opened	Closed	Amount	
TR DESC 2022-013642 AS COMM NW/C LOT 4; N88.3641E 399.87'; S06 4027E 33.65' TO POB; S06.4027E 61.76'; S88.3641W 329.10'; N06 4302W 61.76'; N88.3641E 329.14' TO POB.				S22	S23 SPLIT (A ROAD)	09/2022			
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FLEEGER, JOHN DONALD	07/20/2022	5,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2023	Land Value	5,000	0	11%	0	Assessed	0	0.00
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	5,000	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	2025-660107198	CITY OF CLAREMORE			17	5,000	0		.00
2024	2024-660107198	CITY OF CLAREMORE			17	5,000	0		.00
2023	2023-660107198	CITY OF CLAREMORE			17	5,000	0		.00
2022	2022-660107198	CITY OF CLAREMORE			17	5,000	0		.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 LAND QUALITY 5</p> <p>Value Model 1231 UNPLATTED (ACRES)</p> <p>Value Method Square-Foot</p> <p>Base Lot Value .46 x 25,000.00 = 11,500</p> <p>Factor Value -2875</p> <p>Adjustments 57.97%</p> <p>Lot Value 5,000</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 5,000</p> <p>Cost Approach Value 5,000</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 &amp; 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 5,000</p> <p>Total Appraised Value 5,000</p>	