



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:16:44
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Assessment Data				Primary Image					
Account	660108702			No Image On File					
Parcel ID	21N16E-20-2-00000-006-0000								
Cadastral ID	20-21-16-00254								
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	.35 - Acres						
Sec/Twn/Rng	20 / 21 / 16 / 2								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28806194 -95.62994695				Building Permits					
TR DESC 2023-017665 AS BEG SW/C CLAREMORE PLAZA II; N88 4023E 19.88'; S11.0853E 51.64'; S06.4542E 134.93'; S68.5105E 136.05'; S84.0411E 155.86'; S88.4823W 291.81'; N10.1937W 20.37'; S88.4823W 30'; N01.1937W 235.78' TO POB.				Number	Description	Opened	Closed	Amount	
				S23	S24 SPLIT RIGHT OF WAY	01/2024			
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CITY OF CLAREMORE	09/30/2025		1
					/	CLAREMORE CONSTRUCTION &-DEV	12/22/2023	54,500	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2026	Land Value	8,403	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	8,403	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	2025-660108702	CHEROKEE NATION			17	8,403	0		.00
2024	2024-660108702	CITY OF CLAREMORE			17	8,403	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 0</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 15,246.00 x 1.25 = 19,058</p> <p>Factor Value 0</p> <p>Adjustments 44.09%</p> <p>Lot Value 8,403</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 8,403</p> <p>Cost Approach Value 8,403</p>	<p>Image Information</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 8,403</p> <p>Total Appraised Value 8,403</p>	