




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:53:00
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Assessment Data					Primary Image														
Account 660007521 Parcel ID 000000-00-0-10430-009-0011 Cadastral ID 08-21-16-05850 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335328 M&M CAPITAL INVESTMENTS LLC PO BOX 902 BROKEN ARROW OK 74013-0000 Parcel Location Situs 01715 BLUE STARR DR Subdivision STATE PREPARATORY Lot/Block 0011 / 0009 Parcel Size 5 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (194)\IMG_0004.JPG 5/18/2023</p>														
Legal Description Lat/Long: 36.32162683 -95.63016115																			
LOTS 7-8-9-10 & 11 BLOCK 9 STATE PREPARATORY					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R18 0540</td> <td>R21- NEW 2281 SQ FT SFR</td> <td>02/2019</td> <td>10/2020</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 0540	R21- NEW 2281 SQ FT SFR	02/2019	10/2020	220,000
Number	Description	Opened	Closed	Amount															
R18 0540	R21- NEW 2281 SQ FT SFR	02/2019	10/2020	220,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	JOHNSON, ALLEN LEROY	08/02/2021	349,000	YES										
					/	JOHNSON, ALLEN LEROY &	02/05/2019	21,500	4										
					2507/568	JOHNSON, ALLEN LEROY	10/23/2015	0	4										
					2480/300	ROGERS STATE UNIVERSITY	06/19/2015	31,000	2										
					2435/462	STORM, STANLEY	10/21/2014	30,000	1										
					2287/150	LUTZ, BESSIE & STANLEY STORM	11/20/2012	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value 44,253	32,078	11%	3,529	Assessed	44,442	4,107.77										
Year Frozen	0		Improvements 371,984	371,932		40,913	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 416,237	404,010		44,442	Total Taxable	44,442	4,108.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660007521	M&M CAPITAL INVESTMENTS LLC			17	401,853	0	42,325	3,912.00										
2024	2024-660007521	M&M CAPITAL INVESTMENTS LLC			17	447,562	0	40,309	3,725.00										
2023	2023-660007521	M&M CAPITAL INVESTMENTS LLC			17	349,000	0	38,390	3,517.00										
2022	2022-660007521	M&M CAPITAL INVESTMENTS LLC			17	349,000	0	38,390	3,554.00										
2021	2021-660007521	M&M CAPITAL INVESTMENTS LLC			17	327,351	0	35,734	3,155.00										
2020	2020-660007521	JOHNSON, ALLEN LEROY			17	21,000	0	1,939	178.00										
2019	2019-660007521	JOHNSON, ALLEN LEROY			17	16,785	0	1,846	171.00										
2018	2018-660007521	JOHNSON, ALLEN LEROY &			17	16,785	0	1,846	171.00										
2017	2017-660007521	JOHNSON, ALLEN LEROY &			17	16,785	0	1,846	170.00										
2016	2016-660007521	JOHNSON, ALLEN LEROY &			17	16,785	0	1,846	173.00										
2015	2015-660007521	JOHNSON, ALLEN LEROY			17	29,578	0		.00										
2014	2014-660007521	STORM, STANLEY			17	29,578	2000	1,100	102.00										
2013	2013-660007521	STORM, STANLEY			17	29,160	2000	1,009	92.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	16962		
Non-Ag Acres	0.3587		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	5	0
Method	Square-Foot		
Base Lot Value	15,626.00 x 4.05 = 63,219		
Factor Value	-18,966		
Adjustments	1.0000		
Lot Value	44,253		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	2,282 / 2,282
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	2,282 Total
Garage Type	1,026 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	342,214 149.96 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	369,980 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	371,984
Lot Value	44,253
Indicated Value	416,237 182.40 Per SqFt
Agland Value	
Site Improvements	
Total Value	416,237 182.40 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.91	Total Misc Impr	+ 9,854
Roofing Adj	+ 4.57	Garage Cost	+ 30,565
Subfloor Adj	+ 0.00	Total RCN	= 381,715
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 19,086
Plumbing Adj	+ 8.56	Lump Sums	+ 9,355
Basement Adj	+ 21.88	RCNLD	= 371,984
Adj Base Cost	= 149.56	Lot Value	+ 44,253
Total Area	x 2,282	Indicated Value	= 416,237
Adjusted Cost	= 341,296	Value Per SqFt	182.40

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145408	18x7		126	26.54		3,344
PATO	SLAB PORCH - OPEN	145409	13x6		78	11.48		895
WODC	WOOD DECK - COVERED	145410	22x10		220	36.79		8,094
WODO	WOOD DECK - OPEN	145411	7x6		42	30.03		1,261
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	5,615.40		5,615