



# 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	660009510				No Image On File				
Parcel ID	000000-00-0-10010-146-0004								
Cadastral ID	09-21-16-09870								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	328609								
C&M HOLDINGS LLC									
8813 N 145TH E AVE OWASSO OK 74055-0000									
<b>Parcel Location</b>									
Situs	00404 S MUSKOGEE AVE								
Subdivision	CLAREMORE O T								
Lot/Block	0004 / 0146	Parcel Size	1 - Lots						
Sec/Twn/Rng	9 / 21 / 16 / 5								
Neighborhood	1177 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.30773292 -95.61443331									
<b>Building Permits</b>									
LOT 3 & S 10' OF LOT 4 BLOCK 146 CLAREMORE O T									
<b>Number</b>		<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>				
R20	R21- DEMO SFR		06/2020	06/2020					
349	R15-DEMO HOUSE		04/2014	11/2014					
<b>Exemptions</b>									
<b>Sale History</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	KELLER BATH HOUSE INC	08/26/2019	127,000	19
					2109/748	KELLER PROPERTIES LLC	06/21/2010	0	4
					2109/749	KELLER, RANDEL SCOTT &-LICIA G &	06/21/2010	0	4
					1119/543	KELLER, RANDEL S & BRADLEY-G	06/30/1998	0	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>	
Remove Cap	2020	Land Value	39,017	15,795	11%	1,737	Assessed	1,737	160.55
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	39,017	15,795		1,737	Total Taxable	1,737	161.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660009510	C&M HOLDINGS LLC	17	39,017	0	1,655	153.00		
2024	2024-660009510	C&M HOLDINGS LLC	17	43,112	0	1,576	146.00		
2023	2023-660009510	C&M HOLDINGS LLC	17	20,630	0	1,501	137.00		
2022	2022-660009510	C&M HOLDINGS LLC	17	14,736	0	1,430	132.00		
2021	2021-660009510	C&M HOLDINGS LLC	17	14,736	0	1,362	120.00		
2020	2020-660009510	C&M HOLDINGS LLC	17	11,789	0	1,297	119.00		
2019	2019-660009510	C&M HOLDINGS LLC	17	39,113	0	4,303	399.00		
2018	2018-660009510	KELLER BATH HOUSE INC	17	40,337	0	4,437	410.00		
2017	2017-660009510	KELLER BATH HOUSE INC	17	39,787	0	4,377	402.00		
2016	2016-660009510	KELLER BATH HOUSE INC	17	38,635	0	4,250	399.00		
2015	2015-660009510	KELLER BATH HOUSE INC	17	54,607	0	5,250	473.00		
2014	2014-660009510	KELLER BATH HOUSE INC	17	45,457	0	5,000	464.00		
2013	2013-660009510	KELLER BATH HOUSE INC	17	64,053	0	5,517	505.00		



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Lot Data		Square-Foot - NBHD 1177 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	11364							
Non-Ag Acres	0.3756							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	16,362.00 x 2.38 = 39,017							
Factor Value				<b>GRM Approach</b>				
Adjustments				GRM Code				
Lot Value	39,017			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	39,017			
Basement Area				Indicated Value	39,017	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	39,017	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 39,017					
Total Area	x	Indicated Value	= 39,017					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value