



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 660015058 Parcel ID 000000-00-0-10280-005-0002 Cadastral ID 16-21-16-01060 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 00322 E FRY TER Subdivision NORFLEET Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">08/07/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-7\IMG_0008. 8/7/2023</p>																																																	
Legal Description Lot/Long: 36.30302456 -95.60936242																																																						
LOT 2 BLOCK 5 NORFLEET					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	WINTERS, THOMAS	05/22/2025	260,000	WG																																													
					/	WILSON, SHAWN	03/15/2022	244,500	WG																																													
					1893/49	LEONARD, DONNA L	08/17/2007	89,500	YES																																													
					1241/949	FINNEY, EDWIN D & JENNIFER~J	08/09/2000	87,500	No																																													
					1188/223	FEDERAL HOME LOAN MORTGAGE~C	08/18/1999	0	No																																													
					1173/206	MELLON MORTGAGE COMPANY &~FE	05/14/1999	0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value 79,886</td> <td>79,886</td> <td>11%</td> <td>8,787</td> <td>Assessed</td> <td>22,846</td> <td>2,111.66</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 127,801</td> <td>127,801</td> <td></td> <td>14,059</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 207,687</td> <td>207,687</td> <td></td> <td>22,846</td> <td>Total Taxable</td> <td>22,846</td> <td>2,112.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value 79,886	79,886	11%	8,787	Assessed	22,846	2,111.66	Year Frozen	0	Improvements 127,801	127,801		14,059	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 207,687	207,687		22,846	Total Taxable	22,846	2,112.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015058	M&M CAPITAL INVESTMENTS LLC	17	227,953	0	25,075	2,318.00																																															
2024	2024-660015058	WINTERS, THOMAS	17	239,138	0	26,306	2,431.00																																															
2023	2023-660015058	WINTERS, THOMAS	17	239,138	0	26,305	2,410.00																																															
2022	2022-660015058	WINTERS, THOMAS	17	115,116	0	11,405	1,056.00																																															
2021	2021-660015058	WILSON, SHAWN	17	117,123	0	10,862	959.00																																															
2020	2020-660015058	WILSON, SHAWN	17	115,206	0	10,345	947.00																																															
2019	2019-660015058	WILSON, SHAWN	17	89,565	0	9,852	912.00																																															
2018	2018-660015058	WILSON, SHAWN	17	99,680	0	10,965	1,013.00																																															
2017	2017-660015058	WILSON, SHAWN	17	98,876	0	10,876	999.00																																															
2016	2016-660015058	WILSON, SHAWN	17	96,389	0	10,603	995.00																																															
2015	2015-660015058	WILSON, SHAWN	17	92,807	0	10,209	921.00																																															
2014	2014-660015058	WILSON, SHAWN	17	93,529	0	10,012	928.00																																															
2013	2013-660015058	WILSON, SHAWN	17	93,035	0	9,535	873.00																																															



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1972	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,592.00 x 5.50 = 47,256	
Factor Value		
Adjustments	1.6905	
Lot Value	79,886	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,376 / 1,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,376
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	134,893	73.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	244,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,123		
Lot Value	79,886		
Indicated Value	205,009	112.40	Per SqFt
Agland Value			
Site Improvements	2,678		
Total Value	207,687	113.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.35	Total Misc Impr	+	12,951			
Roofing Adj	+ 3.48	Garage Cost	+				
Subfloor Adj	+ -0.92	Total RCN	=	230,208			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	110,500			
Plumbing Adj	+ 5.73	Lump Sums	+	5,415			
Basement Adj	+ 0.00	RCNLD	=	125,123			
Adj Base Cost	= 119.11	Lot Value	+	79,886			
Total Area	x 1,824	Indicated Value	=	205,009			
Adjusted Cost	= 217,257	Value Per SqFt		112.40			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	36159		339	339	23.17		7,855
WODC	WOOD DECK - COVERED	142546	15x15		225	34.38	30%	5,415



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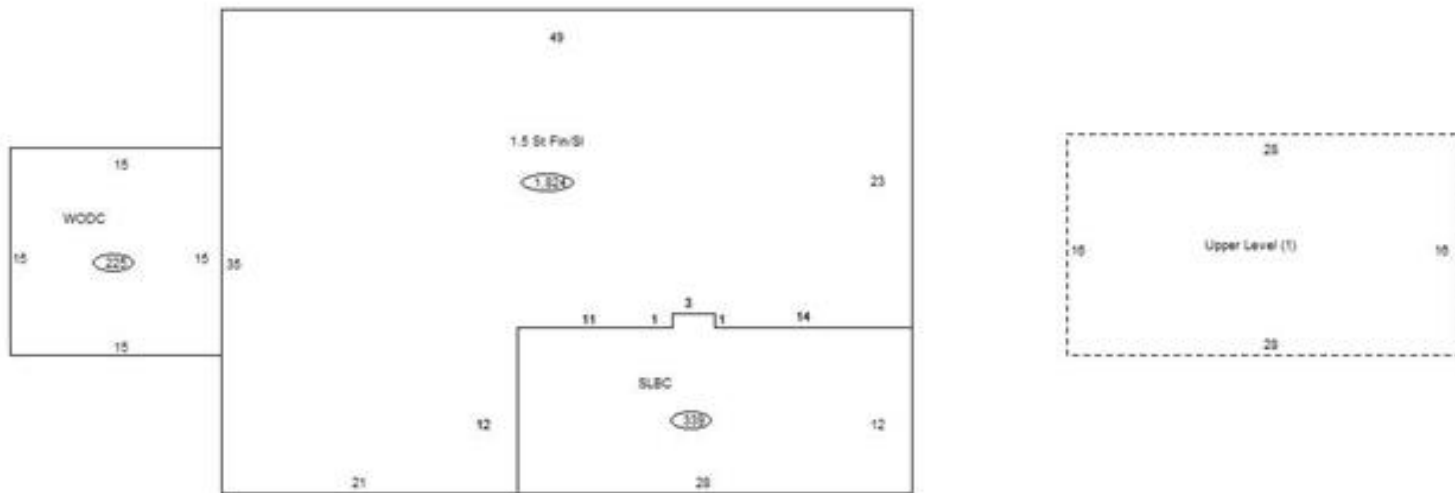
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,376	1.326	1,824
2	M	PRCH		10	SLBC	339	1.000	339
3	U	^UL		10	Upper Level (1)	448	1.000	448
4	M	WODC		10	WODC	225	1.000	225
Total Building Area						1,376		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	18x18x0			324
	Qual 3	Cond 3	Year	Eff Age 1520		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (10.33 x 324)	3,347	3,347	669	2,678