



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020316 Parcel ID 21N14E-24-3-00000-000-0000 Cadastral ID 24-21-14-02000 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339583 M&M CAPITAL INVESTMENTS LLC PO BOX 902 BROKEN ARROW OK 74013-0000 Parcel Location Situs 18401 E 86TH ST N Subdivision Lot/Block / Parcel Size 5.03 - Acres Sec/Twn/Rng 24 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27902039 -95.76824296 TR DESC 2023-010222 AS BEG SE/C SW; W 629.14'; N00.1228E 265 99'; S89.2758E 439.52'; N00.0212W 119.83'; N20.2142E 162.18'; N00 3512E 50.26'; E 131.41'; S00.0219W 584.04' TO POB.																																																																																																																									
					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>P20 000070</td> <td>R22- NEW POOL</td> <td>11/2020</td> <td>10/2021</td> <td>50,000</td> </tr> <tr> <td>R2017 07 30</td> <td>R19-NEW 2891 SQ FT SFR</td> <td>07/2017</td> <td>03/2018</td> <td>360,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000070	R22- NEW POOL	11/2020	10/2021	50,000	R2017 07 30	R19-NEW 2891 SQ FT SFR	07/2017	03/2018	360,000																																																																																																	
Number	Description	Opened	Closed	Amount																																																																																																																					
P20 000070	R22- NEW POOL	11/2020	10/2021	50,000																																																																																																																					
R2017 07 30	R19-NEW 2891 SQ FT SFR	07/2017	03/2018	360,000																																																																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>BIPPUS, MICHAEL DEAN &</td> <td>07/25/2023</td> <td>437,500</td> <td>21</td> </tr> <tr> <td>2648/491</td> <td>BIPPUS, MICHAEL DEAN &</td> <td>07/21/2017</td> <td>0</td> <td>4</td> </tr> <tr> <td>2606/622</td> <td>MCDONALD, MARVIN J JR &</td> <td>01/10/2017</td> <td>460,000</td> <td>YES</td> </tr> <tr> <td>1003/748</td> <td>JONES, RALPH D</td> <td>09/29/1995</td> <td>275,000</td> <td>Yes</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BIPPUS, MICHAEL DEAN &	07/25/2023	437,500	21	2648/491	BIPPUS, MICHAEL DEAN &	07/21/2017	0	4	2606/622	MCDONALD, MARVIN J JR &	01/10/2017	460,000	YES	1003/748	JONES, RALPH D	09/29/1995	275,000	Yes																																																																													
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BIPPUS, MICHAEL DEAN &	07/25/2023	437,500	21																																																																																																																					
2648/491	BIPPUS, MICHAEL DEAN &	07/21/2017	0	4																																																																																																																					
2606/622	MCDONALD, MARVIN J JR &	01/10/2017	460,000	YES																																																																																																																					
1003/748	JONES, RALPH D	09/29/1995	275,000	Yes																																																																																																																					
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 966</td> <td>966</td> <td>11%</td> <td>106</td> <td>Assessed</td> <td>14,433</td> <td>1,566.53</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 130,684</td> <td>130,249</td> <td></td> <td>14,327</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 131,650</td> <td>131,215</td> <td></td> <td>14,433</td> <td>Total Taxable</td> <td>14,433</td> <td>1,567.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2024	Land Value 966	966	11%	106	Assessed	14,433	1,566.53	Year Frozen	0	Improvements 130,684	130,249		14,327	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 131,650	131,215		14,433	Total Taxable	14,433	1,567.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																																	
Remove Cap	2024	Land Value 966	966	11%	106	Assessed	14,433	1,566.53																																																																																																																	
Year Frozen	0	Improvements 130,684	130,249		14,327	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 131,650	131,215		14,433	Total Taxable	14,433	1,567.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660020316</td><td>M&M CAPITAL INVESTMENTS LLC</td><td>7</td><td>127,394</td><td>0</td><td>14,013</td><td>1,521.00</td></tr> <tr><td>2024</td><td>2024-660020316</td><td>M&M CAPITAL INVESTMENTS LLC</td><td>7</td><td>130,762</td><td>0</td><td>14,384</td><td>1,587.00</td></tr> <tr><td>2023</td><td>2023-660020316</td><td>M&M CAPITAL INVESTMENTS LLC</td><td>7</td><td>124,180</td><td>0</td><td>13,659</td><td>1,475.00</td></tr> <tr><td>2022</td><td>2022-660020316</td><td>BIPPUS, MICHAEL DEAN &</td><td>7</td><td>128,539</td><td>0</td><td>14,139</td><td>1,587.00</td></tr> <tr><td>2021</td><td>2021-660020316</td><td>BIPPUS, MICHAEL DEAN &</td><td>7</td><td>126,120</td><td>0</td><td>13,749</td><td>1,526.00</td></tr> <tr><td>2020</td><td>2020-660020316</td><td>BIPPUS, MICHAEL DEAN &</td><td>7</td><td>123,789</td><td>0</td><td>13,349</td><td>1,481.00</td></tr> <tr><td>2019</td><td>2019-660020316</td><td>BIPPUS, MICHAEL DEAN &</td><td>7</td><td>117,821</td><td>0</td><td>12,960</td><td>1,438.00</td></tr> <tr><td>2018</td><td>2018-660020316</td><td>BIPPUS, MICHAEL DEAN &</td><td>7</td><td>121,972</td><td>0</td><td>13,417</td><td>1,441.00</td></tr> <tr><td>2017</td><td>2017-660020316</td><td>BIPPUS, MICHAEL DEAN &</td><td>7</td><td>119,812</td><td>0</td><td>13,149</td><td>1,425.00</td></tr> <tr><td>2016</td><td>2016-660020316</td><td>MCDONALD, MARVIN J JR &</td><td>7</td><td>119,020</td><td>0</td><td>12,893</td><td>1,398.00</td></tr> <tr><td>2015</td><td>2015-660020316</td><td>MCDONALD, MARVIN J JR &</td><td>7</td><td>115,863</td><td>0</td><td>12,518</td><td>1,366.00</td></tr> <tr><td>2014</td><td>2014-660020316</td><td>MCDONALD, MARVIN J JR &</td><td>7</td><td>115,388</td><td>0</td><td>12,153</td><td>1,337.00</td></tr> <tr><td>2013</td><td>2013-660020316</td><td>MCDONALD, MARVIN J JR &</td><td>7</td><td>110,045</td><td>0</td><td>11,799</td><td>1,273.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660020316	M&M CAPITAL INVESTMENTS LLC	7	127,394	0	14,013	1,521.00	2024	2024-660020316	M&M CAPITAL INVESTMENTS LLC	7	130,762	0	14,384	1,587.00	2023	2023-660020316	M&M CAPITAL INVESTMENTS LLC	7	124,180	0	13,659	1,475.00	2022	2022-660020316	BIPPUS, MICHAEL DEAN &	7	128,539	0	14,139	1,587.00	2021	2021-660020316	BIPPUS, MICHAEL DEAN &	7	126,120	0	13,749	1,526.00	2020	2020-660020316	BIPPUS, MICHAEL DEAN &	7	123,789	0	13,349	1,481.00	2019	2019-660020316	BIPPUS, MICHAEL DEAN &	7	117,821	0	12,960	1,438.00	2018	2018-660020316	BIPPUS, MICHAEL DEAN &	7	121,972	0	13,417	1,441.00	2017	2017-660020316	BIPPUS, MICHAEL DEAN &	7	119,812	0	13,149	1,425.00	2016	2016-660020316	MCDONALD, MARVIN J JR &	7	119,020	0	12,893	1,398.00	2015	2015-660020316	MCDONALD, MARVIN J JR &	7	115,863	0	12,518	1,366.00	2014	2014-660020316	MCDONALD, MARVIN J JR &	7	115,388	0	12,153	1,337.00	2013	2013-660020316	MCDONALD, MARVIN J JR &	7	110,045	0	11,799	1,273.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660020316	M&M CAPITAL INVESTMENTS LLC	7	127,394	0	14,013	1,521.00																																																																																																																		
2024	2024-660020316	M&M CAPITAL INVESTMENTS LLC	7	130,762	0	14,384	1,587.00																																																																																																																		
2023	2023-660020316	M&M CAPITAL INVESTMENTS LLC	7	124,180	0	13,659	1,475.00																																																																																																																		
2022	2022-660020316	BIPPUS, MICHAEL DEAN &	7	128,539	0	14,139	1,587.00																																																																																																																		
2021	2021-660020316	BIPPUS, MICHAEL DEAN &	7	126,120	0	13,749	1,526.00																																																																																																																		
2020	2020-660020316	BIPPUS, MICHAEL DEAN &	7	123,789	0	13,349	1,481.00																																																																																																																		
2019	2019-660020316	BIPPUS, MICHAEL DEAN &	7	117,821	0	12,960	1,438.00																																																																																																																		
2018	2018-660020316	BIPPUS, MICHAEL DEAN &	7	121,972	0	13,417	1,441.00																																																																																																																		
2017	2017-660020316	BIPPUS, MICHAEL DEAN &	7	119,812	0	13,149	1,425.00																																																																																																																		
2016	2016-660020316	MCDONALD, MARVIN J JR &	7	119,020	0	12,893	1,398.00																																																																																																																		
2015	2015-660020316	MCDONALD, MARVIN J JR &	7	115,863	0	12,518	1,366.00																																																																																																																		
2014	2014-660020316	MCDONALD, MARVIN J JR &	7	115,388	0	12,153	1,337.00																																																																																																																		
2013	2013-660020316	MCDONALD, MARVIN J JR &	7	110,045	0	11,799	1,273.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:52
Page 2

Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,000 / 1,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,000
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	
Year/Eff Age	1989 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	111.35	Total Misc Impr	+ 3,052				
Roofing Adj	+ 4.70	Garage Cost	+ 3,888				
Subfloor Adj	+ -1.22	Total RCN	= 138,820				
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 59,693				
Plumbing Adj	+ 5.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 79,127				
Adj Base Cost	= 131.88	Lot Value	+ 79,127				
Total Area	x 1,000	Indicated Value	= 79,127				
Adjusted Cost	= 131,880	Value Per SqFt	79.13				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,127		
Lot Value			
Indicated Value	79,127	79.13	Per SqFt
Agland Value	966		
Site Improvements	51,557		
Total Value	131,650	131.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49539	16x8		128	23.84		3,052



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:52
Page 3

Sketch Image

660020316



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,000	1.000	1,000
2	M	PRCH		10	SLBC	128	1.000	128
3	G	3		10	Carport, Gable Roof	480	1.000	480
Total Building Area						1,000		1,000



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:52
Page 4

660020316

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	8x8x0			64
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (4.26 x 64)		273		273	273
	LF	LOAFING SHED	8x8x0			64
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (4.26 x 64)		273		273	273
	LF	LOAFING SHED	8x8x0			64
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (4.26 x 64)		273		273	273
	LF	LOAFING SHED	8x8x0			64
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (4.26 x 64)		273		273	273
	BARN	BARN	60x180x0			10,800
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
	Base Cost (7.15 x 10,800)		77,220		77,220	50,193
	LF	LOAFING SHED	16x8x0			128
	Qual	2	Cond 2	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
	Base Cost (4.26 x 128)		545		545	273



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:52
Page 5

Agland Inventory

660020316

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			5.030	192	192	966	966
NTV PST Totals						5.030			966	966
Total Agland						5.030			966	966